

UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF NEW YORK

-----X

725 EATERY CORP., etc., *et ano.*, :
Plaintiffs, :

- against -

THE CITY OF NEW YORK, et al., :
Defendants. :

-----X

59 MURRAY ENTERPRISES INC., etc., *et al.*, :
Plaintiffs, :

- against -

THE CITY OF NEW YORK, et al., :
Defendants. :

-----X

CLUB AT 60TH STREET, INC., etc., *et al.*, :
Plaintiffs, :

- against -

THE CITY OF NEW YORK, :
Defendant. :

-----X

336 LLC., etc., *et al.*, :
Plaintiffs, :

- against -

THE CITY OF NEW YORK, :
Defendant. :

-----X

Civil Action No.
02 CV 4431 (WHP)

Civil Action No.
02 CV 4432 (WHP)

Civil Action No.
02 CV 8333 (WHP)

Civil Action No.
18 CV 3732 (WHP)

**NOTICE OF FILING OF PLAINTIFFS' JOINT REPLY APPENDIX (Vol. IV of
IV) IN SUPPORT OF PLAINTIFFS' REPLY TO DEFENDANT'S RESPONSE TO
PLAINTIFFS' MOTION FOR PRELIMINARY INJUNCTION**

PLEASE TAKE NOTICE, that Plaintiffs hereby file following Joint Reply Appendix (Vol. IV of IV) in support of their pending Motion for Preliminary Injunction in the above-captioned actions.

Dated: New York, New York
March 15, 2019

Respectfully,

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UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF NEW YORK

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**PLAINTIFFS' JOINT REPLY APPENDIX (Vol. IV of IV)
IN SUPPORT OF PLAINTIFFS' REPLY TO DEFENDANT'S RESPONSE TO
PLAINTIFFS' MOTION FOR PRELIMINARY INJUNCTION**

PLAINTIFFS' JOINT REPLY APPENDIX
Vol. IV of IV
(pp. 2024-2098)

Per the Court's Order of November 7, 2018, Plaintiffs in each of the four above-entitled actions hereby submit their unitary Joint Reply Appendix consisting exclusively of evidentiary documents upon which some or all of the Plaintiffs may choose to rely in their Reply to Defendant's Response to Plaintiffs' Motion for Preliminary Injunction. The inclusion of documents in this Joint Reply Appendix does not automatically signify an endorsement or promotion of any of these documents by any individual Plaintiff or group of Plaintiffs. That will depend on specific adoption of any of these documents by any Plaintiffs or Group of Plaintiffs in documents they may file with the Court.

The reference below to the "Club Plaintiffs" refers to all the Plaintiffs in Action Nos. 02 CV 4431, 02 CV 4432 and 02 CV 8333. The reference below to the "Bookstore Plaintiffs" refers to all the Plaintiffs in Action No. 18 CV 3732.

TABLE OF CONTENTS

<u>Tab No.</u>	<u>Description of Document</u>	<u>Joint Reply Appendix Starting Page #</u>
	<u>DOCUMENTS SUBMITTED BY CLUB PLAINTIFFS</u>	
	<u>Vol. I of IV (pp. 1882-1981)</u>	
A	Club Plaintiffs' First Supplemental Request to Take Judicial Notice	1882

	<i>Exhibit 2-A: Resolution 0208-1998, approving Text Amendment N 980135 ZRY (“1998 Amendments”), as published in Vol. I of Proceedings of the Council of the City of New York for the period January 7, 1998 to June 24, 1998</i>	1891
	<i>Exhibit 3-A :Resolution 2096-2001, approving Text Amendment N 010508 ZRY (“2001 Amendments”), as signed by the Clerk of the City of New York</i>	1914
	<i>Exhibit 4-A: Portions of NYC Council Resolution 586-2004 amending, AZR 32-01 & 42-01 regarding adult businesses (“2004 Amendments”), as published in Vol. II, Part I, of Proceedings of the Council of the City of New York for the period July 21, 2004 to December 15, 2004</i>	1933
	<i>Exhibit 5-A: Portions of NYC Council Resolution 0499-2010 amending, AZR 32-01 & 42-01 regarding adult businesses) (“2010 Amendments”), as published in Vol. II, Part I, of Proceedings of the Council of the City of New York for the period July 29, 2010 to December 20, 2010</i>	1941
	<i>Exhibit 82: Excerpts from NYAC Title 28, Chapter 1, Subchapter 1, Article 101 (entitled “General”)</i>	1950
	<i>Exhibit 83: Excerpts from NYAC Title 28, Chapter 1, Subchapter 1, Article 102 (entitled “Applicability”)</i>	1952
	<i>Exhibit 84: Excerpts from NYAC Title 28, Chapter 1, Subchapter 1, Article 104 (entitled “Construction Documents”)</i>	1954
	<i>Exhibit 85: Excerpts from NYAC Title 28, Chapter 1, Subchapter 1, Article 105 (entitled “Permits”)</i>	1960
	<i>Exhibit 86: Excerpts from NYAC Title 28, Chapter 1, Subchapter 1, Article 116 (entitled “Inspections and Signoff of Completed Work”)</i>	1966
	<i>Exhibit 87: Excerpts from NYAC Title 28, Chapter 1, Subchapter 1, Article 117 (entitled “Places of Assembly”)</i>	1968
	<i>Exhibit 88: Excerpts from NYAC Title 28, Chapter 1, Subchapter 1, Article 118 (entitled “Certificates of Occupancy”)</i>	1970
B	Reply Declaration of Michael Berzak Re: Permitting Issues Presented in Plaintiffs’ Motion for Preliminary Injunction	1974

C	Declaration of G. Randall Garrou Re Source of City's NYCAC Provisions Utilized by Plaintiffs	1978
	<u>Vol. II of IV</u> (pp. 1982-2004)	
D	Reply Declaration of Michael Berzak Re: Adult Business Sites in Support of Plaintiffs' Motion for Preliminary Injunction – Part One	1982
	<u>Vol. III of IV</u> (pp. 2005-2023)	
D	Reply Declaration of Michael Berzak Re: Adult Business Sites in Support of Plaintiffs' Motion for Preliminary Injunction – Part Two	2005
	<u>Vol. IV of IV</u> (pp. 2024-2098)	
D	Reply Declaration of Michael Berzak Re: Adult Business Sites in Support of Plaintiffs' Motion for Preliminary Injunction – Part Three	2024
	<i>Exhibit 1K(Amended): Map Showing Maximum Number and Location of Manhattan Relocation Areas</i>	2030
	<i>Exhibit 89: New York Times Article</i>	2032
	<u>DOCUMENTS SUBMITTED BY BOOKSTORE PLAINTIFFS</u>	
E	Reply Declaration of Dr. Elliott D. Sclar	2039

Dated: New York, New York
March 15, 2019

Respectfully submitted,

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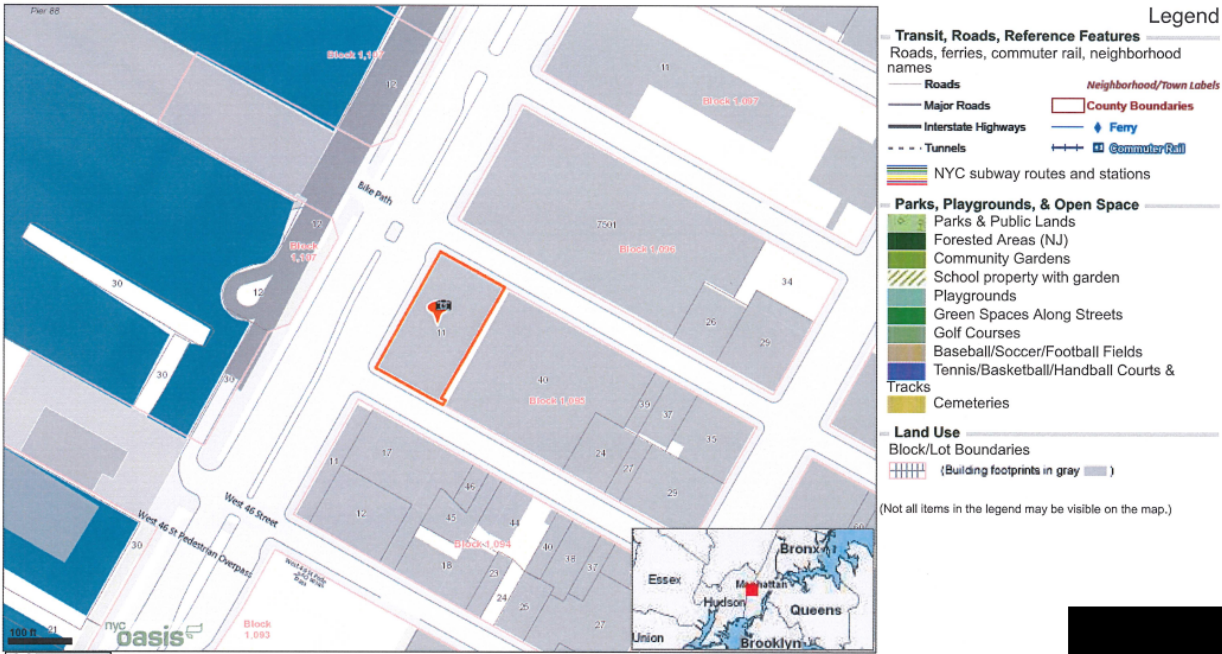
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(12) Block 1095, Lot 11 (City's Count # 38), 620 Joe DiMaggio Highway:

Block: 1095, Lot: 11



This map was created using the Open Accessible Space Information System (OASIS) website, licensed under a Creative Commons Attribution-Noncommercial-Share Alike 3.0 United States License. Visit www.oasisnyc.net for the latest information about data sources and notes about how the maps were developed. Contact oasisnyc@gc.cuny.edu with questions or comments. OASIS is developed and maintained by the Center for Urban Research, CUNY Graduate Center.

**THE MAXIMUM THEORETICAL NUMBER OF LOTS FOR
RELOCATING ADULT BUSINESSES IN MANHATTAN**

8. In my Sites Declaration, I concluded that only 16 new or relocating adult businesses could theoretically be established in Manhattan and graphically illustrated the locations of those areas in a map identified as Exhibit 1-K to that declaration, found at p. 0030 of Plaintiffs' Joint Appendix. After eliminating the 58 lots rejected by the City, and determining that only one of the City's 12 additional lots is both legally permissible and unencumbered (i.e., Block 705, Lot 1), I now conclude that 1) there are only 28 legally permissible lots in Manhattan which are suitable and potentially available for typical generic commercial uses and 2) of those 28 lots, because of the required 500' buffer between adult businesses, only 9 adult businesses could, even theoretically, *simultaneously* relocate in Manhattan. The attached map (Plaintiffs' Exhibit 1-K (Amended)) shows the location of the 9 areas where these lots are found. They are limited to the areas shown thereon within circles. The colored areas outside the circles are areas shown as permissible on my prior map 1-K, but which we and the City now agree are either not legally permissible or otherwise constitutionally countable due to encumbrances, etc.

9. In contrast, Ms. Laremont, in the final sentence on p. 10 of her declaration, states that "up to 13 adult establishments could simultaneously relocate in Manhattan." Ms. Laremont does not indicate how she arrived at this number or where these 13 simultaneously permissible lots or areas would be located.

AVAILABILITY TO ADULT USES

10. Based on my extensive experience in assisting clients to find and open adult businesses, I have a good understanding of which types of sites are reasonable possibilities for acquisition and development by an adult business. In my opinion, not a single one of the additional 12 lots which the City contended to be both legally permissible and unencumbered for

use by some type of commercial use would ever be a potentially viable option for, and/or available or acceptable to, any adult business client, either because they are in fact *not* legally permissible or, for any which *are* legally permissible, there is either no realistic possibility 1) that they would be rented to an adult tenant or 2) that they would be perceived by relocating businesses owners as locations which could successfully be operated as a viable adult eating and drinking establishment.

11. For example, six of the City's proposed 12 lots (described above in paragraphs 7-(3), (4), (5), (6), (7) and (8)) are in the Hudson Yards Development. This development, though privately owned, was built with substantial City subsidies. I have read the attached article from the New York Times dated March 10, 2019¹ (Exhibit 89 hereto), and it both accurately describes the municipal subsidies, as well as indicating the limited types of uses for which it was primarily designed, e.g., residential uses, a school, dedicated open spaces, and *very* high-end commercial uses. In my opinion, it is not realistic to conclude that any area in the Hudson Yards would become available to any adult use in the foreseeable future.

12. Moreover, large portions of the Hudson Yards, and particularly in the Western Yards where the City has posited the existence of multiple potential adult sites, are in the earliest stages of construction and will not be available to anyone for years.

13. I have personally reviewed all of the 28 lots in Manhattan which Plaintiffs and the City agree are legally permissible and unencumbered, and, based on my several decades of experience as an architect assisting clients in locating, remodeling and obtaining permits for adult business in Manhattan, it is my opinion that within those few 28 legally permissible and

¹ This article was found at <https://www.nytimes.com/2019/03/09/nyregion/hudson-yards-new-york-tax-breaks.html>

unencumbered lots, only the following three lots are commercially feasible for establishment of a new or relocating adult eating and drinking establishment, and none are currently available:

- **Block 1089, Lot 1**
- **Block 1090, Lot 7501**
- **Block 645, Lot 29.**

THE CITY'S CLAIMED OUTER BOROUGH LOTS

14. Because the City has not provided the block and lot numbers of any of the individual legally permissible lots it claims are available in the outer boroughs, nor the location of the existing adult businesses or schools or houses of worship, if any, which it considered in determining whether a lot was legally permissible for an adult use, it is impossible for me to evaluate its conclusion regarding the number of potential lots which exist City-wide.

15. Additionally, I observed, when creating our original maps 1-A, 2-A, 3-A, 4-A and 5-A (one for each of the five boroughs) from the City's original 1995 maps, that the City's 1995 maps for each of the boroughs *expressly stated* that they did *not* take into account *any* existing adult business sites which would have then eliminated all lots within a 500' radius. (This is shown in a microscopic footnote at the top of each such map, as presented in the Bookstore Plaintiffs' Judicial Notice Exhibit 76 (PJA 1810-1815.) Consequently, I conclude that those maps showed many more sites as being legally permissible for adult businesses than there were.

16. Moreover, because, in the preparation of my current Manhattan maps I found, just in Manhattan alone, that there were at least 106 houses of worship or schools not factored in on the City's 1995 Manhattan map, I question whether City officials in 1995 accurately gauged and considered the disqualifying impact of these "sensitive uses" either in Manhattan or any of the five boroughs.

17. I have reviewed the City's *current* maps of the outer boroughs and they do not indicate that the City factored in either the sensitive uses or existing adult uses in creating its maps for any of the outer boroughs.

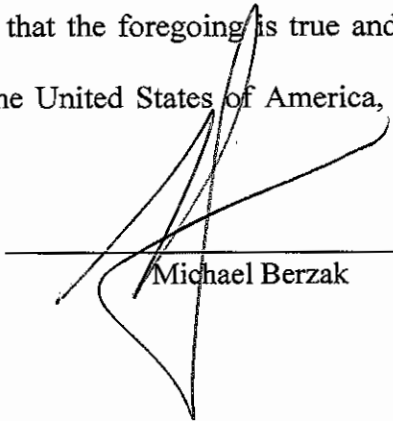
18. Equally, if not even *far* more significant though, neither the City's current maps nor its current estimate of permissible lots appear to show or take into account the number of areas where new adult businesses can be established *simultaneously*. Since the presence of an adult business on any lot would eliminate all locations in any direction within 500' of its front door for use by another adult business, it is the number of lots which could be used *simultaneously* which is the only relevant inquiry.

19. Accordingly, based on the charts and maps submitted by the City, I cannot determine, and frankly have no idea of, the number of lots in the outer boroughs which could be used *simultaneously* by new or relocating adult entertainment businesses.

20. Nonetheless, I note from a statement in footnote 16 of the City's Amended Memorandum of Law filed herein on February 1, 2019, that in litigation over the original 1995 adult business ordinance, the City pointed out that plaintiffs therein acknowledged that there were then 78 potential legally permissible relocation lots in Manhattan. Since the City is now contending that currently only "13 adult establishments could simultaneously relocate in Manhattan" (Laremont Dec. at p. 10, last sentence), this indicates that the number of lots for adult businesses has been potentially reduced *sixfold* in Manhattan since 1995, and suggests that the same (or more) might well be equally true Citywide! But again, without knowing the exact locations of the asserted lots, and of all the surrounding sensitive uses and adult businesses, it is impossible to even estimate, much less determine, the number of adult businesses which the zoning law would simultaneously allow City-wide today. Only after determining the number

and location of such lots could I ascertain whether they would be commercially feasible for, or even available to, such businesses and, if so, how many.

I declare under penalty of perjury that the foregoing is true and correct. Executed this 15 day of March, 2019, within the United States of America, at New York, New York.



Michael Berzak

**Exhibit 1K (Amended):
Map Showing Maximum Number
and Location of Manhattan
Relocation Areas**

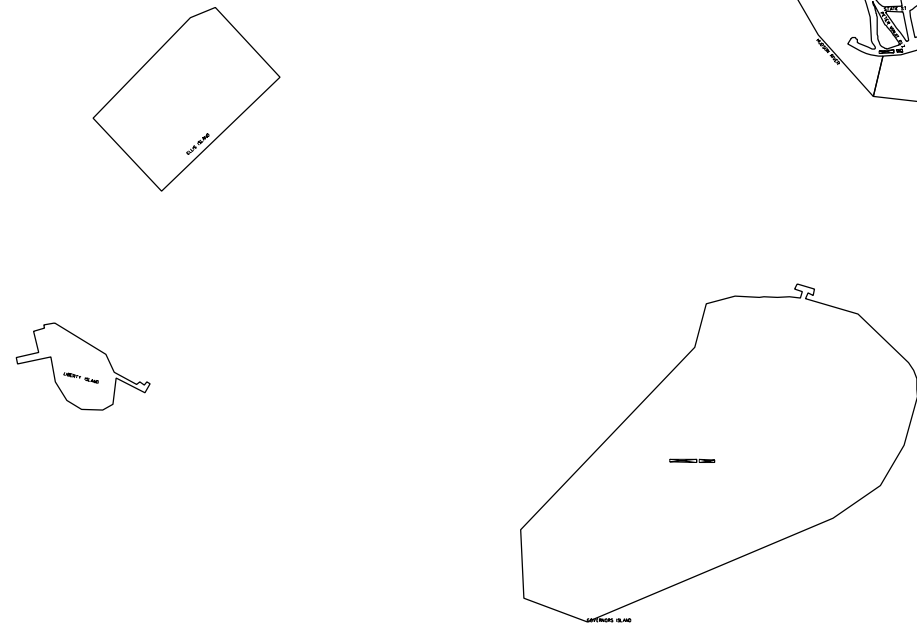
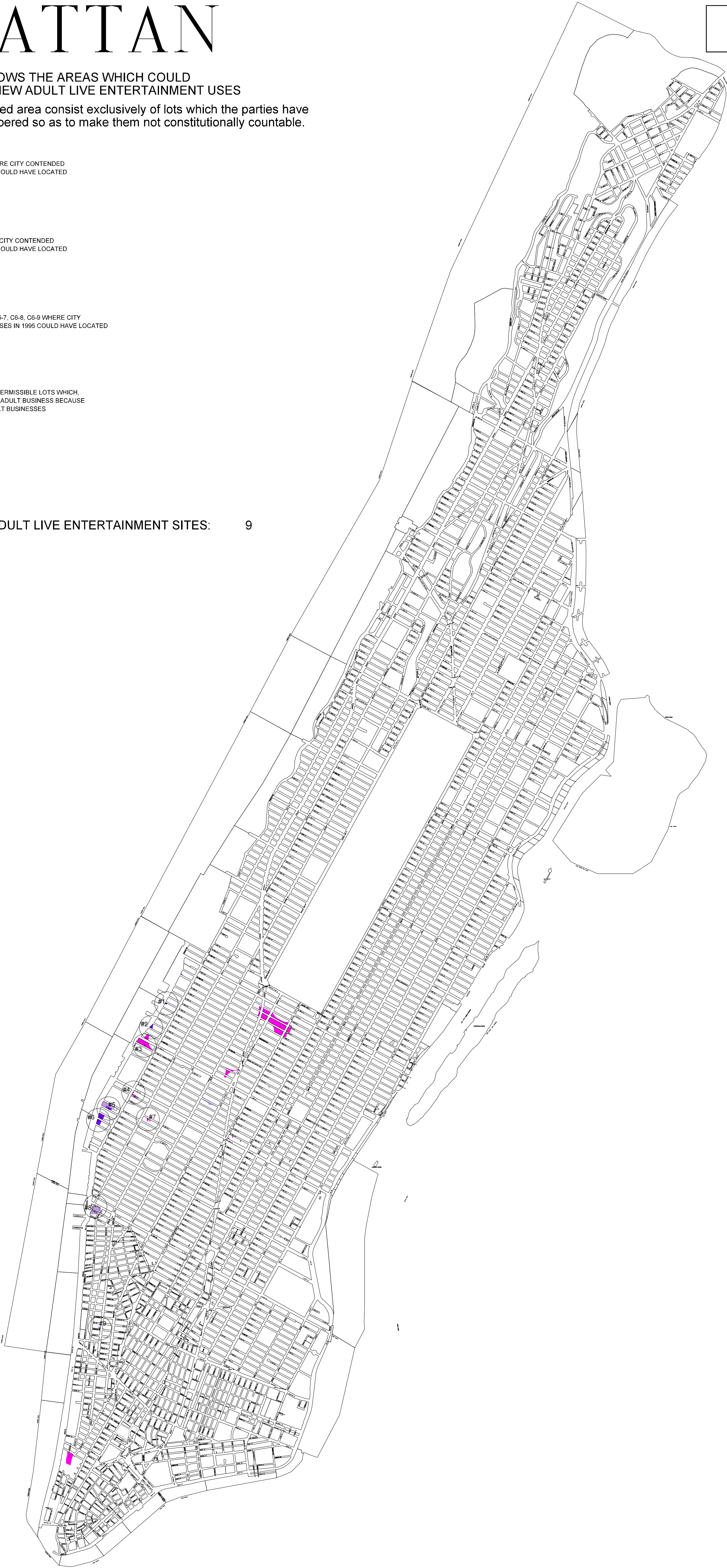
MANHATTAN

REPRODUCES MAP J AND SHOWS THE AREAS WHICH COULD
SIMULTANEOUSLY BE OCCUPIED BY NEW ADULT LIVE ENTERTAINMENT USES

All colored areas on this map NOT shown inside a circled area consist exclusively of lots which the parties have
now agreed are either legally impermissible or encumbered so as to make them not constitutionally countable.

- REMAINING AREAS ZONED M1, C7 OR C8 WHERE CITY CONTENTED
THAT ADULT ENTERTAINMENT USES IN 1995 COULD HAVE LOCATED
- REMAINING AREAS ZONED M2 OR M3 WHERE CITY CONTENTED
THAT ADULT ENTERTAINMENT USES IN 1995 COULD HAVE LOCATED
- REMAINING AREAS ZONED C6-4, C6-5, C6-6, C6-7, C6-8, C6-9 WHERE CITY
CONTENTED THAT ADULT ENTERTAINMENT USES IN 1995 COULD HAVE LOCATED
- CIRCLES ENCLOSE ONE OR MORE LEGALLY PERMISSIBLE LOTS WHICH,
SIMULTANEOUSLY, CAN SUPPORT ONLY ONE ADULT BUSINESS BECAUSE
OF THE REQUIRED 500' SEPARATION OF ADULT BUSINESSES

MAXIMUM NUMBER OF PROPOSED ADULT LIVE ENTERTAINMENT SITES: 9



0 2000 4000
FEET



BERZAK ASSOCIATES ARCHITECTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES
CONSEQUENTIAL OR ACTUAL, ARISING OUT OF OR IN CONNECTION WITH THE USE OF THIS MAP.
NOVEMBER 14, 2018

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Exhibit 89

The New York Times

Amazon's Tax Breaks and Incentives Were Big. Hudson Yards' Are Bigger.

By **Matthew Haag**

March 9, 2019

[What you need to know to start the day: Get New York Today in your inbox.]

At Hudson Yards, the expansive real estate development that is about to open in Manhattan, seven floors of retail are occupied by Fendi, Dior, Neiman Marcus and other high-end shops. Major corporations, including WarnerMedia and L'Oreal USA, will have their headquarters there. In the luxury residential buildings, one-bedroom apartments will rent for at least \$5,200 a month — or you can buy a two-floor penthouse condo for \$32 million.

All thanks to the help of taxpayers.

New York was riveted for weeks by a debate over whether Amazon should receive \$3 billion in tax breaks and other incentives in return for setting up a headquarters in Queens and creating 25,000 jobs. But with far less public attention, the city government has for more than a decade been funneling even more aid to Hudson Yards, a 28-acre complex of gleaming office buildings and luxury residential towers that is one of the nation's biggest real estate projects in recent years.

In all, the tax breaks and other government assistance for Hudson Yards have reached nearly \$6 billion, according to public records and a recent analysis by the New School.

The city spent about \$2.4 billion to extend the No. 7 subway line to Hudson Yards and set aside \$1.2 billion for about four acres of parks and open spaces called Hudson Park and Boulevard. The City Council stepped up to pay \$359 million in interest payments on bonds when revenue from the development, which was supposed to cover the tab, fell short of projections.

As a result, Hudson Yards is perhaps an even more resonant symbol of the role of government in giving tax breaks and other incentives to spur development. In this case, two of the world's largest real estate developers, Related Companies and Oxford Properties Group, which together built Hudson Yards, have significantly benefited.

Supporters of the Hudson Yards project say the government incentives will pay vast dividends by creating an entirely new business district, generating thousands of new jobs and retaining many thousands more. They point out that the No. 7 subway extension, the parks and other

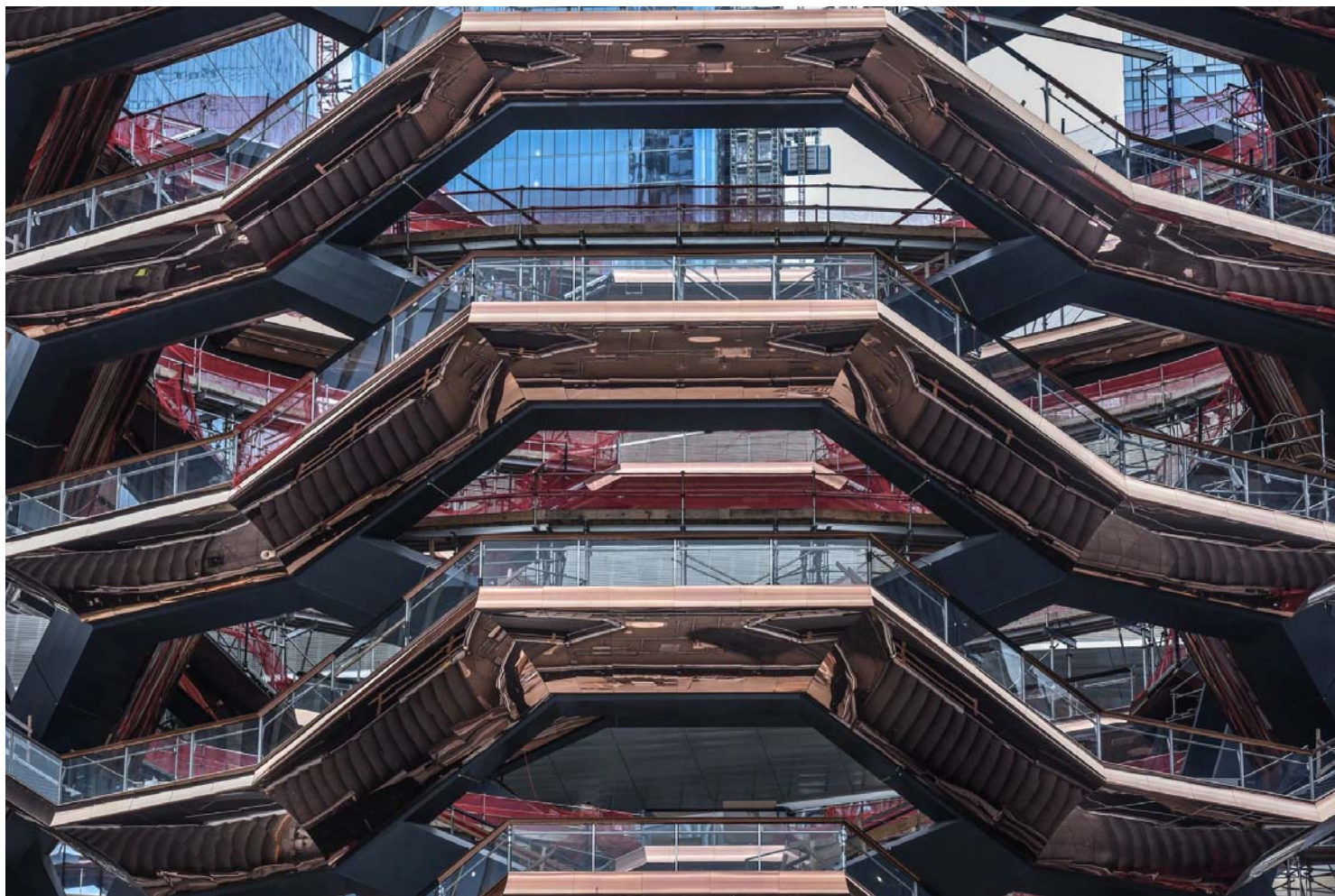
improvements that the city financed will help make the Far West Side an overall better neighborhood.

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But the project's detractors voice the kind of criticism that reverberated during the Amazon deal: Wealthy businesses, no matter their promises of jobs, should pay their own way and not demand government incentives to undertake projects. (Stung by the backlash over the incentives that it would receive, Amazon last month abandoned its plans for its campus in Long Island City.)

The opponents are focused in particular on a lengthy and lucrative property tax break for developers within the broader Hudson Yards area. So far, the cost of that tax break has surpassed \$1 billion, according to the recent analysis by Bridget Fisher and Flávia Leite at the New School.



The Vessel is the climbable sculptural centerpiece of the Hudson Yards development, which is estimated to add \$19 billion to the city's economy every year. Stephanie Keith/Getty Images

Future properties in Hudson Yards can also take advantage of the tax break, which can be as much as a 40 percent discount and last about 20 years. The opponents said such incentives inevitably end up widening income inequality in a city like New York.

“We are still giving tax breaks to a development that enriches billionaire developers and high-rise commercial and residential development that is not benefiting ordinary people in New York,” said James Parrott, director of economic and fiscal policies at the Center for New York City Affairs at the New School.

There are other incentives as well.

BlackRock, the world’s largest money manager, which ended 2018 with \$5.98 trillion under management, can obtain \$25 million in state tax credits if it adds 700 jobs at Hudson Yards. L’Oreal USA is in line for \$5.5 million for the same discretionary tax credit, while WarnerMedia can get \$14 million.

Even Mayor Bill de Blasio, a supporter of the Hudson Yards project, is now expressing some misgivings about the property tax breaks. Mr. de Blasio had been a backer of the Amazon deal, but since the company pulled out, he has abruptly shifted tone, just as he has been seeking to solidify his credentials with progressives.

Mr. de Blasio said in a statement that the subway and park spending had broad benefits, but added: “We’ve moved away from providing discretionary incentives like the prior administration. I believe state and local economic development programs need to be re-evaluated and updated.”

Hudson Yards sprouted during a moment of post-September 11 pride and economic uncertainty, with the mayor at the time, Michael R. Bloomberg, vowing to reclaim a neighborhood that included a stubby collection of brick warehouses, factories and tenements built when the Hudson River docks were busy. In the middle was an unsightly rail yard.

On Friday, when Hudson Yards officially opens, a city within a city will rise as the centerpiece of an area bounded by Eighth and 12th Avenues from 30th to 42nd Streets. The main site, developed by Related Companies and Oxford Properties, was built over the rail yard, and it is by some estimates the largest real estate project in New York since Rockefeller Center in the 1930s.

The \$25 billion neighborhood has 13 buildings, including a school and parks, that will bring more than 55,000 employees to new offices there. There will also be a major dining complex with restaurants run by celebrity chefs like Thomas Keller and David Chang.



A view atop 30 Hudson Yards, a 1,296-foot-tall office building at the site, which was built over a rail yard.
Tony Cenicola/The New York Times

“Without a doubt, we now have millions of square feet of office space and housing we did not have,” said Alexander Garvin, a former commissioner on the New York City Planning Commission, who became involved with Hudson Yards in the mid-1990s. “We have that many more jobs, that many more places for people to live, and that much more property taxes that come into the city.”

(The Related Companies chairman, Stephen M. Ross, a 78-year-old billionaire who is one of the world’s richest people, is moving into a penthouse in the 72-story tower, which is known as 35 Hudson Yards.)

L. Jay Cross, president of Related Hudson Yards, which oversees the development of the site, said in an interview that the redevelopment would not have gotten off the ground without the subway extension and tax breaks that allowed for new office space to be offered at rates comparable to Midtown’s.

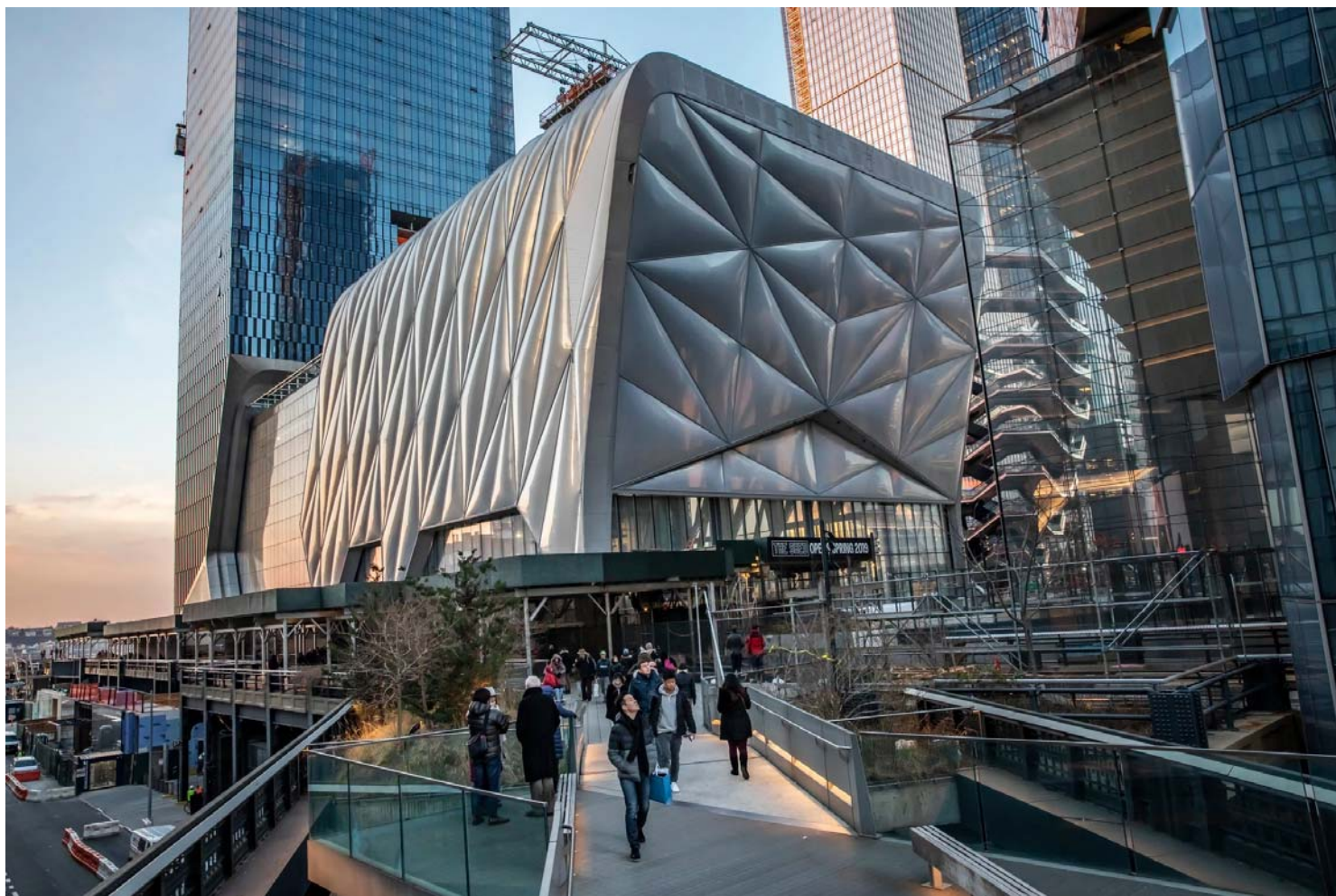
Mr. Cross said it was vital that the city throw its support behind major development projects to ensure that it remained attractive to businesses in an increasingly globalized economy.

“With all those old buildings we have in aging Midtown, we have to find a way to build modern buildings to compete with London, Singapore and Tokyo,” he said.

Mr. Cross said that as Hudson Yards grows, the city would take in more in property taxes that it could use to pay off the bonds that financed the subway extension.

The groundwork for Hudson Yards was set in motion in the 1980s. When the Metropolitan Transportation Authority created a yard for commuter trains on the West Side, its chairman at the time, Richard Ravitch, knew the site could be valuable one day. He had the tracks spaced far enough apart that columns could be installed to support a deck.

A decade later, the property became the centerpiece for an ambitious plan by a young investor named Daniel L. Doctoroff to attract the 2012 Summer Olympics to New York. The rail yard could be covered and support an Olympics stadium, which could also be the new home for the New York Jets.



The Shed, an arts and culture center on the 30th Street side of Hudson Yards, will offer interdisciplinary programming similar to that of the Lincoln Center on the Upper West Side. Tony Cenicola/The New York Times

While the city debated the merits of hosting the Olympics and the economic impact of a stadium, Mr. Doctoroff, who became a deputy mayor under Mr. Bloomberg, and other city planners moved ahead with the broader redevelopment of the West Side.

The area was rezoned, making room for towering buildings, and Mr. Bloomberg committed to the city to expanding the subway when the M.T.A. said it would not.

“There wasn’t any genuine opposition to Hudson Yards at all,” said Peter J. Kiernan, a lawyer who helped write a 2007 study on the city’s finance plan for the subway extension.

By the time New York lost the Olympics bid to London in 2005, the Far West Side was well along into becoming Hudson Yards. New apartment buildings were going up, and subway construction was about to start. In 2008, Mr. Ross swooped in to pay \$1 billion to the M.T.A. to develop a project over the rail yards, salvaging a deal after the first-place bidder backed out.

Hudson Yards would not exist in its current form without significant government assistance, especially the expansion of the 7 line, said Mr. Ravitch, who was initially skeptical of the city’s plan to pay for the subway expansion.

“The M.T.A. didn’t have the money, and it wasn’t a priority,” Mr. Ravitch said last week. “Thank God it turned out to be a great success. It was worth what the city did for it.”

Still, the fallout from the Amazon deal may be having an impact on how the city approaches megaprojects in the future.

Councilman Brad Lander of Brooklyn, a Democrat who is a founder of the Council’s Progressive Caucus, said it was smart to expand the No. 7 subway and create parks on the West Side.

But tax breaks for specific companies are a different story, said Mr. Lander, who was an opponent of the Amazon deal.

“We’re giving away tax breaks without paying close attention to what’s a good deal or not a good deal,” he said.

A version of this article appears in print on March 9, 2019 of the New York edition with the headline: Deal for Amazon Pales Against Aid To Hudson Yards

READ 77 COMMENTS



UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF NEW YORK

-----X

336 LLC, d/b/a “The Erotica”, et al.,
Plaintiffs,

v.

THE CITY OF NEW YORK, et al.,
Defendants.

REPLY
DECLARATION OF
DR. ELLIOTT D. SCLAR

Docket No.
1:18-cv-3732-WHP

-----X

I, ELLIOTT D. SCLAR, Ph.D., hereby declare pursuant to 28 U.S.C. § 1746:

1. I am Emeritus Professor of Urban Planning at Columbia University where I direct the Center for Sustainable Urban Development at the University’s Earth Institute. I have been a member of the Columbia University faculty since 1978.

2. I submit this declaration in further support of the Plaintiffs’ motion for a preliminary injunction against enforcement of Text Amendment N 010508 ZRY of the Zoning Resolution of the City of New York (the “2001 Resolution”), and in response to the Declaration of Anita Laremont, dated January 30, 2019. This declaration is based upon personal knowledge, research, analysis, and my review of documents pertinent to this proceeding. Ms. Laremont states a number of things in her Declaration, which I believe need to be addressed and corrected.

**All Bookstores -- Including Adult
Bookstores -- are Barred from M2 and M3
Zoning Districts**

3. The City indicates, for the very first time, that the prohibition against bookstores in M2 and M3 districts does not apply to adult bookstores. Laremont Decl. at 6, fn.1.

4. This is in direct conflict with the sworn affidavit of David Karnovsky, former Counsel to the Department of City Planning (“DCP”), dated October 2002. Mr. Karnovsky expressly stated that “[b]ookstores are not permitted in M2 and M3 zoning districts,” citing Z.R. § 42-13 (PJA.1861).

5. Mr. Karnovsky then differentiated between bookstores which do not have booths and book/video stores which include one or more peep booths (PJA.1861). Mr. Karnovsky noted that, under the 2001 Resolution and its predecessor from 1995, a bookstore with booths is “classified as an adult theater.” And, as such, they are permitted in M2 and M3 districts in the same way that other theaters are allowed. Id.

6. This is significant because it confirms that, in enacting the 2001 Resolution, the City recognized that adult businesses are still subject to the Use Group and zoning requirements of other businesses with similar functional characteristics.

7. Put another way, a bookstore is still a bookstore for purpose of determining its Use Group even though it has a greater variety of adult titles than non-adult titles. Similarly, there is nothing in the Zoning Resolution that changes the designation of a bookstore from Use Group 6 to another use group based upon where the cash register is located within the bookstore.¹

8. There is nothing in the 2001 Resolution, or anywhere else in the Zoning Resolution, that defines an “adult establishment” as a different type of Use Group. To the contrary, Z.R. § 42-00, entitled “General Provisions,” provides that “[i]n order to carry out the purposes and provisions of this Resolution, the ‘uses’ of ‘buildings or other structures’ and the open ‘uses’ of ‘zoning lots’, or portions thereof, have been classified into Use Groups.” Z.R. § 42-00 further provides that any “‘use’ which is also an ‘adult establishment’ shall, in addition [to the rules governing Use Groups], be subject to” the special provisions for adult establishments.

¹ Under the 2001 Resolution, a bookstore that has any adult books, magazines, or videos (even if well less than 40% of the floorspace or stock) is considered to be an adult establishment if its “method of operation” requires customers to pay for non-adult material in an area containing any adult material, or if the bookstore has a “greater number of different titles” of adult material than non-adult material. The same is true if the bookstore excludes minors from the store. Z.R. § 12-10.

9. Section 42-01, entitled “Special Provisions for Adult Establishments,” reconfirms that “[i]n addition to the applicable regulations for the ‘uses’ listed in a permitted Use Group, ‘adult establishments’ shall be subject to the following provisions”, which then lists areas where adult establishments are not permitted.

10. As implicitly acknowledged by Mr. Karnovsky, bookstores, as a type of use, are not permitted within M2 and M3, regardless of whether they have any adult content. This is because a bookstore with some erotica is still subject to the same applicable regulations for bookstores that do not have adult material.

11. On the other hand, bookstores that have peep booths are defined within Section 12-10 of the Zoning Resolution as “adult theaters.” And, as such, Mr. Karnovsky believed that they should be treated like other theaters, which, based upon their type of use, are permitted in M2 and M3 districts (PJA.1861).

12. The City now claims that “at the time Karnovsky was not focused on the fact that adult bookstores are distinct uses from bookstores which are not allowed in these districts.” Laremont Decl. at 6, fn.1. However, Mr. Karnovsky made a clear distinction between two types of uses: Bookstores

and theaters. This undermines any claim that he was not “focused” on types of uses.

13. Mr. Karnovsky’s judgment is further confirmed by the Department of City Planning’s Adult Entertainment Study (the “DCP Study”), conducted back in 1994, which formed part of the legislative history underlying the original adult zoning resolution. The DCP Study indicates that “[b]ookstores are not allowed in C3 Districts, and in M2 (Medium Manufacturing) and M3 (Heavy Manufacturing) Districts” (PJA.1874).

14. The distinction between bookstores and other types of adult uses is also evidenced by the maps of permissible areas generated by the City to support the 1995 Resolution. Those maps differentiate M1 districts, in which bookstores may be located, from M2 and M3 districts, where bookstores are not allowed. The City’s maps, located at PJA.1540-1544, indicate M1 districts in light purple, while M2 and M3 districts are shown in dark purple.

15. In marked contrast, the maps annexed to Ms. Laremont’s declaration now, for the first time, do not differentiate between the distinct types of Manufacturing zones. See Laremont Decl.; Dkt No. 51-4.

16. Ms. Laremont states that “Sclar’s argument that bookstores with booths must be classified as theaters, and subjected to the locational restrictions governing theater use is in error.” Laremont Decl. at 6, fn.1. She reasons that “[a]s bookstores with booths are recognized as adult bookstores in the Zoning Resolution, they are explicitly subjected to the locational restrictions governing adult establishments.” Id.

17. However, this is a fundamental misinterpretation of my argument at PJA.1502-07. I never said that bookstores with booths must be classified as theaters. To the contrary, I was disputing Mr. Karnovsky’s belief that bookstores with booths are, for zoning purposes, transformed into theaters that are allowed within M2 and M3 zones (PJA.1503).

18. I recognize that all forms of adult establishments are subject to the locational restrictions governing adult establishments set forth in Z.R. § 32-01 and § 42-01. See PJA.1477.

19. My argument is, instead, that in addition to the locational restrictions governing adult establishments, bookstores are subject to the extra limitations of the Zoning Resolution on specific types of uses. And, as such, the current amount of permissible areas for adult bookstores is markedly less

than the 2.8 percent of total land area claimed by the City. See Laremont Decl. at 8, fn.7.

20. The City has not indicated what percentage of the permissible areas is available citywide after excluding M2 and M3 districts. Upon information and belief, based upon my review of the City's maps from 1995, and my knowledge of zoning in New York City, a larger percentage of the permissible areas in the other boroughs is within M2 and M3 districts.

21. Eleven of the 39 Manhattan lots identified by the City as permissible for adult establishments are located in M2 or M3 districts: Pier 78 (Block 665, Lots 11 and 111), 601 West 26th Street, 261 11th Avenue, 571 11th Avenue, 633 West 44th Street, 638 West 47th Street, 639 West 46th Street, 629 West 46th Street, 620 Joe DiMaggio Highway, and 660 12th Avenue. See Department of City Planning maps of the individual permissible lots in Manhattan, attached hereto as Exhibit 13.

**The City's Maps of Permissible Areas in the
Other Boroughs are Deceptive**

22. The City's 1995 maps indicated, in pink and purple, the permissible areas for adult establishments. See PJA.1540-1544. The maps also indicate, in yellow/mustard, encumbered areas (such as government owned property) that the City acknowledged were not realistically available for adult business (PJA.1824).

23. The City's recent maps use the same colors -- pink and purple -- as well to show where adult establishments are now permitted. See Dkt No. 51-4. However, the City has used pink to show the actual permissible areas and purple to show encumbered areas (lots that are publicly owned and/or have transportation/utility land uses). The City's recent use of the same color scheme from 1995 creates maps that visually misrepresents, as substantially greater than it actually is, the amount of permissible area.

Coastal Erosion, Flooding, and Climate Change are Reducing the Amount of Permissible Areas, and Should be Taken into Account in Assessing Alternative Avenues for Expression

24. Virtually all of the other borough permissible areas indicated in the City's maps, and the permissible lots in Manhattan (Dkt No. 51-2 and 51-4), are located on the coastline.

25. Nevertheless, Ms. Laremont indicates that in evaluating permissible areas for adult establishments, the Department of City Planning "did not exclude from its analysis coastal areas; although the Sclar Declaration refers to coastline changes due to erosion and Superstorm Sandy." Laremont Decl. ¶ 11. She indicates that the "New York City shoreline materially remains unchanged since 2002, and does not affect the areas available for adult establishments." Id.

26. However, the City's shoreline is substantially affected by erosion, climate change, and increased flood risks. A hazard report issued by the City in 2014, reveals that "[e]rosion has already diminished portions of New York City's 520-mile coastline" (PJA.1747). Moreover, "approximately 1,428 acres and roughly 135 buildings and other structures" are located within Coastal Erosion Hazard Areas (PJA.1749).

27. The “NYC Flood Hazard Mapper” maintained by the City’s Department of City Planning provides a “comprehensive overview of the coastal flood hazards that threaten the city today, as well as how these hazards are likely to increase in the future with climate change.” As indicated by the DCP, “[a]s a city with 520 miles of waterfront and many low-lying neighborhoods, New York City is highly vulnerable to flooding. With climate change, flood risks are projected to increase throughout the city over time. However, given the city’s diverse topography, especially along the coast, different neighborhoods will be affected in different ways.”²

28. In 2017, the City created Special Coastal Risk Districts to “address coastal areas that are currently at exceptional risk from flooding and may face greater risk in the future. The Special Districts places limits on new development in these highly vulnerable areas” (PJA.1723).

29. Attached, as Exhibit 14, is a map generated by the Department of City Planning depicting current general citywide floodplain data. These areas subsume virtually all of the more limited areas indicated by the City as permissible for adult use in Manhattan and the other boroughs. See Dkt No.

² See <http://dcp.maps.arcgis.com/apps/webappviewer/index.html?id=1c37d271fba14163bbb520517153d6d5> (visited March 11, 2019).

51-2 and 51-4. Indeed, virtually all of the Manhattan lots indicated by the City as permissible for adult business (Dkt No. 51-2) are located within the floodplain.

30. Attached, as Exhibit 13, are maps indicating, in blue, the floodplain information (effective flood insurance rate maps for 2007 and 2015) and coastal zone boundary. These are areas with high levels of flood risk. The City's maps indicate in light blue the "A Zones." The City defines these as follows: "A portion of the area subject to flooding from the 1% annual chance flood. These areas are not subject to high velocity wave action but are still considered high risk flooding areas." The City's maps indicate in dark blue the "V Zones." These are the "portion of the 1% annual chance floodplain subject to high velocity wave action (a breaking wave 3 feet high or larger)."³

31. Thirty five of the City's 39 existing Manhattan lots that allow adult use establishments are located within the coastal zone boundary. Only four of the Manhattan lots are not in coastal zones: 380 11th Avenue, 400 11th Avenue, 432 West 31st Street, and 442 West 31st Street. While not within the

³ See <https://www1.nyc.gov/site/planning/plans/climate-resiliency-faq.page> (visited March 11, 2019).

coastal zone, they are each located across the street or at most one block from the coastal zone.

32. Twenty two of the 39 Manhattan lots, either completely or partially, are located within the A Zone. Fifteen of the lots are also located, either completely or partially, within the V Zone.

33. Based on my extensive experience as an expert regarding the impact of zoning and other factors on real estate, I believe that virtually no rational business person would invest, enter into long term leases, develop real estate, or take other costly steps to open a bookstore in a known flood zone.

**Localized Concerns Are Extremely
Relevant to Zoning in New York City**

34. Ms. Laremont claims that “[a]ccording to plaintiffs, each borough should be considered separately to determine where permissible adult uses may locate, given that they are different counties.” And, she urges that this “assertion is simply incorrect” because “considerations of where adult establishments may locate must be undertaken on a City-wide basis, as is the case with respect to all uses under zoning.” Laremont Decl. ¶ 13.

35. Ms. Laremont misses my point. I fully recognize the principle of city-wide zoning and acknowledge that planning and zoning for all boroughs of the City is within the responsibility of the Department of City Planning.

36. However, the issue here relates to how speech would fare and whether current zoning provides reasonable alternative locations for the constitutionally protected businesses that will be displaced through enforcement of the 2001 Resolution.

37. That determination -- regarding the effect of the 2001 Resolution on expression -- should consider the vast geographical and other differences between Manhattan and the various boroughs.

38. The City acknowledges this by engaging in this very form of localized consideration in zoning. This is evidenced, in part, through the enactment of special purpose districts to respond to specific concerns of different communities (PJA.1731). The Zoning Resolution creates Special Districts to “preserve and protect the variety of neighborhoods and communities that presently exist which contribute greatly to the livability of New York City.” Z.R. § 103-00. They are also intended to “preserve and protect the character and integrity of these unique communities.” Id.

39. For instance, in 1974, the City established a “Special Clinton District.” In that regard, the Zoning Resolution specifically notes that “[b]ecause of the unique geographical location of the Clinton community, situated between the waterfront on the west and a growing central business district on the east, it is necessary to provide specific programs and regulations which will assure realization of community and city-wide goals.” Z.R. § 96-00.

40. Similarly, the “Special Little Italy District” was established “to preserve and strengthen the historical and cultural character of the community.” Z.R. § 109-00. The “Special East Harlem Corridors District” was created “to encourage and guide the development of East Harlem as a dynamic mixed-use neighborhood by permitting the expansion and development of residential, commercial, community facility and light manufacturing uses in appropriate areas.” Z.R. § 138-00. The District was also intended to “ensure that the form and use of new buildings relates to an enhances neighborhood character and responds to unique neighborhood conditions.” Id.

41. The City created a “Special City Island District”, in part, to maintain the “‘village’ character” and to “promote and strengthen the unique character” of City Island. Z.R. § 112-00. The “Special Governors Island District” recognizes the areas “location in New York Harbor with singular views and natural beauty” and was created to “bring the public to the Island to enjoy cultural events in a unique setting of historic buildings and green spaces.” Z.R. § 134-00. And, the “Special Coney Island District” was established to “preserve, protect and enhance the character of the existing amusement district as the location of the city’s foremost concentration of amusements.”

42. In addition, under the Uniform Land Use Review Procedure (“ULURP”), mandated by the City Charter, residents of one borough have no advisory capacity as to how land use decisions occur in other boroughs. Who is required to review and advise depends upon the scope of the Community Boards impacted by a land use determination. As a consequence, Manhattan residents in both a formal and effective political advisory sense are shut out of decisions in the other boroughs.

Final Thoughts and Observations

43. Ms. Laremont correctly notes that the Zoning Resolution addresses, inter alia, the “height and bulk of buildings and other structures; the areas of yards, courts and other open spaces; the density of population; and the location of trades, industries and buildings designed for specific uses within the City.” Laremont Decl. ¶ 2.

44. The Zoning Resolution has always defined uses and regulated them based upon such objective factors, rather than considering the business practices of a particular type of use or building.

45. The notion of something called an “adult use” was and is a manufactured term of art. It did not exist in the zoning code until the 1990s, three-quarters of a century after the first zoning code ordinance was enacted.

46. From its inception in the mid-1990s down to the present the City has found itself in the position of continuously revising what it exactly meant by an “adult use” in the context of the Zoning Resolution. The differing positions of two representatives of the Department of City Planning -- David Karnovsky and Anita Laremont -- regarding the definition and use group classification of adult bookstores, identified above, brings into sharp focus the imprecision of the City's treatment of these uses and the danger to expression

that this imprecision implies. The difference here is not trivial but rooted in the City's ongoing and ad hoc approach to these uses.

47. To the best of my knowledge, no other types of uses in the entire Zoning Resolution are defined like “adult bookstore”, which considers a store’s “method of operation.” This includes factors such as the titles of books and the manner in which DVDs are displayed within the store (PJA.0049-50) -- rather than traditional land use considerations.

48. The notion of what exactly is an “adult” bookstore has been continually revised since the first attempt at defining it. We are now at a point where the Zoning Resolution actually says a bookstore is an adult bookstore, and subject to closure or strict zoning restrictions, based upon “[o]ther features relating to the configuration and layout or method of operation, as set forth in rules adopted by the Commissioner of Buildings, which the Commissioner has determined render the sale or rental of ‘adult printed or visual material’ a substantial purpose of the business conducted in such store” (PJA.0050).

49. Use group regulation works best the closest it stays to separating incompatible physical land uses from one another. The more zoning is used for purposes of social and moral segregation, the more difficult and complex it becomes to define and regulate away the perceived social harm.

50. For all the foregoing reasons, I urge the Court to grant the relief sought by the Plaintiffs.

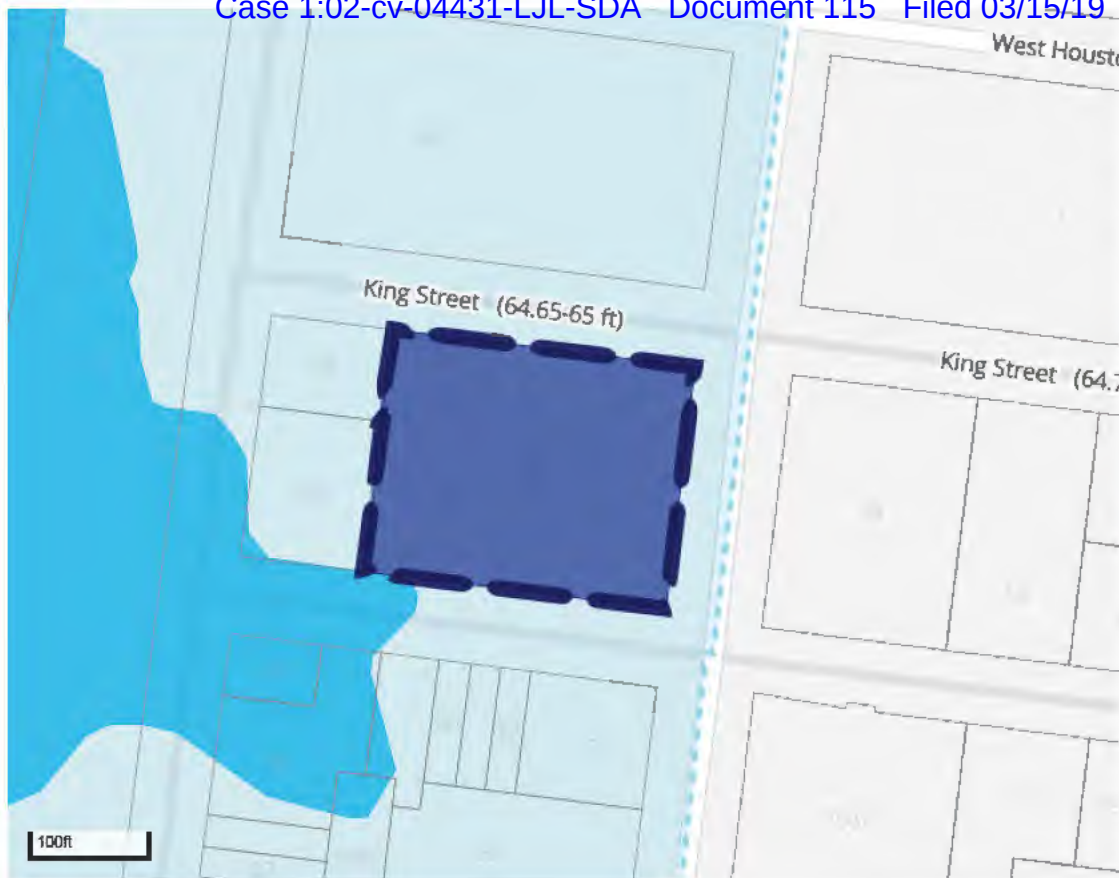
I declare under penalty of perjury that the foregoing is true and correct.

Dated: March 15, 2019

A handwritten signature in blue ink, reading "Elliott D. Sclar".

Elliott D. Sclar, Ph.D.

SCLAR
REPLY DECLARATION
EXHIBIT 13

**Zoning and Land Use**

Tax Lots

Supporting Zoning Layers

Coastal Zone Boundary

Effective Flood Insurance Rate Maps 2007

- V Zone
- A Zone

Preliminary Flood Insurance Rate Maps 2015

- V Zone
- A Zone

341 HUDSON STREET, 10014

TA LOT | BBL 1005980058

Manhattan (Borough 1) | Block 598 | Lot 58

Zoning District **M1-6** **HSQ**

INTERSECTING MAP LAYERS :

[Inclusionary Housing Zone](#)[Coastal Zone](#)

ZONING DETAILS:

[Digital Tax Map](#)[Zoning Map \(PDF\)](#)[Historical Zoning Maps \(PDF\)](#)

Owner	REMAINDERMAN 345 HUDS
Land Use	Commercial & Office Buildings
Lot Area	49,755 sq ft
Lot Frontage	199.83 ft
Lot Depth	250 ft
Year Built	1931
Years Altered	2014, 2014
Building Class	Office Buildings - Office with Comm - 7 to 19 Stories (O6)
Number of Buildings	1
Number of Floors	17
Gross Floor Area	797,477 sq ft
Total # of Units	24
Building Info	BISWEB
Property Records	View ACRIS
Housing Info	View HPD's Building, Registration & Violation Records
Community District	Manhattan Community District 2
City Council District	Council District 3
School District	02
Police Precinct	1
Fire Company	E024
Sanitation Borough	1
Sanitation District	02
Sanitation Subsection	1B

**Zoning and Land Use**

Tax Lots

Supporting Zoning Layers

Coastal Zone Boundary

Effective Flood Insurance Rate Maps 2007

- V Zone
- A Zone

Preliminary Flood Insurance Rate Maps 2015

- V Zone
- A Zone

848 WASHINGTON STREET, 10014

TA LOT | BBL 1006450011

Manhattan (Borough 1) | Block 645 | Lot 11

Zoning District **M1-5**

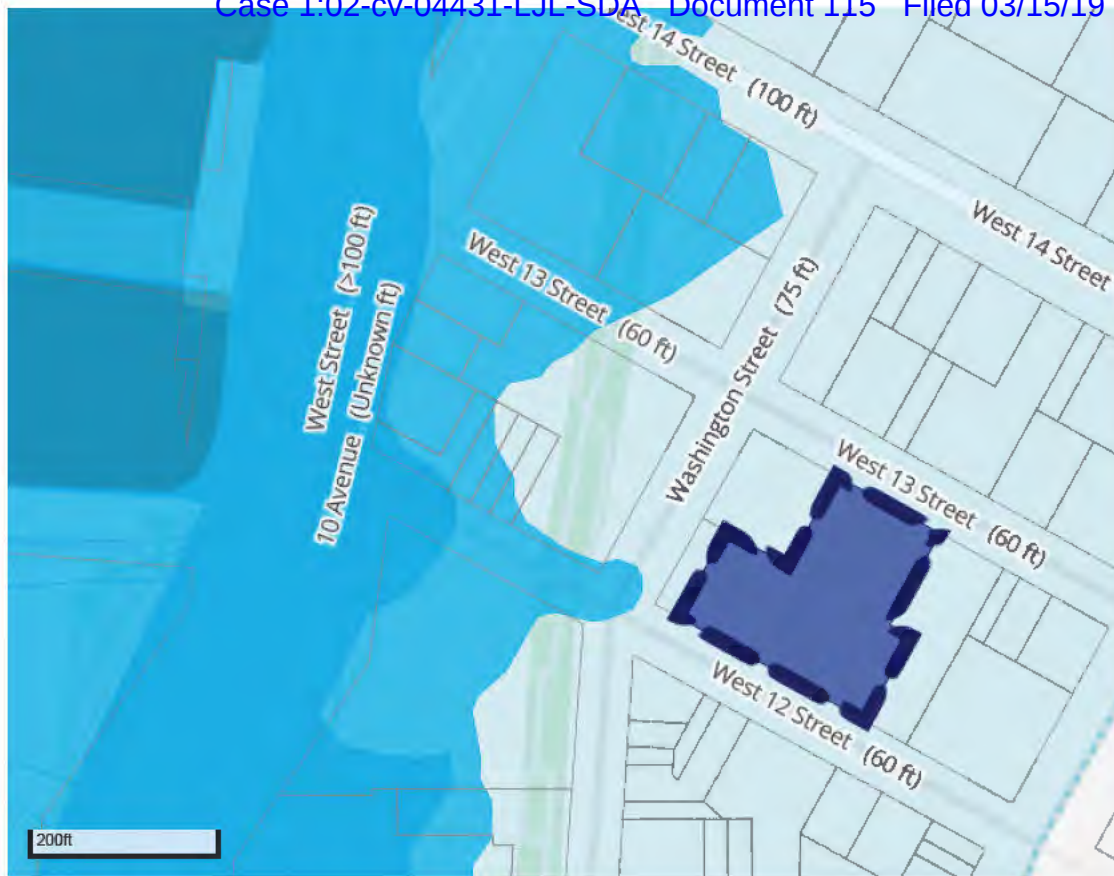
INTERSECTING MAP LAYERS:

[Coastal Zone](#)[Flood Zone](#) Preliminary Flood Insurance Rate Maps 2015

ZONING DETAILS:

[Digital Tax Map](#)[Zoning Map \(PDF\)](#)[Historical Zoning Maps \(PDF\)](#)

Owner Type	Private
Owner	GC HL, LLC
Land Use	Commercial & Office Buildings
Lot Area	32,070 sq ft
Lot Frontage	206.5 ft
Lot Depth	200 ft
Year Built	2006
Building Class	Hotels - Luxury Type (H1)
Number of Buildings	2
Number of Floors	19
Gross Floor Area	219,320 sq ft
Total # of Units	1
Building Info	BISWEB
Property Records	View ACRI
Housing Info	View HPD's Building, Registration & Violation Records
Community District	Manhattan Community District 2
City Council District	Council District 3
School District	02
Police Precinct	6
Fire Company	L005
Sanitation Borough	1
Sanitation District	02
Sanitation Subsection	3B

**Zoning and Land Use**

Tax Lots

Supporting Zoning Layers

Coastal Zone Boundary

Effective Flood Insurance Rate Maps 2007

- V Zone
- A Zone

Preliminary Flood Insurance Rate Maps 2015

- V Zone
- A Zone

416 WEST 13 STREET, 10014

TA LOT | BBL 1006450029

Manhattan (Borough 1) | Block 645 | Lot 29

Zoning District **M1-5**

INTERSECTING MAP LAYERS:

[Historic District](#) Gansevoort Market Historic District[Coastal Zone](#)

ZONING DETAILS:

[Digital Tax Map](#)[Zoning Map \(PDF\)](#)[Historical Zoning Maps \(PDF\)](#)

Owner	GREENWAY MEWS RELATY,
Land Use	Commercial & Office Buildings
Lot Area	35,971 sq ft
Lot Frontage	144 ft
Lot Depth	206.5 ft
Year Built	1901
Year Altered	2014
Building Class	Office Buildings - Office with Comm - 1 to 6 Stories (O5)
Number of Buildings	1
Number of Floors	3
Gross Floor Area	144,000 sq ft
Total # of Units	44
Building Info	BISWEB
Property Records	View ACRI
Housing Info	View HPD's Building, Registration & Violation Records
Community District	Manhattan Community District 2
City Council District	Council District 3
School District	02
Police Precinct	6
Fire Company	L005
Sanitation Borough	1
Sanitation District	02
Sanitation Subsection	3B

**Zoning and Land Use**

Tax Lots

Supporting Zoning Layers

Coastal Zone Boundary

Effective Flood Insurance Rate Maps 2007

- V Zone
- A Zone

Preliminary Flood Insurance Rate Maps 2015

- V Zone
- A Zone

837 WASHINGTON STREET, 10014

TA LOT | BBL 1006457501

Manhattan (Borough 1) | Block 645 | Lot 7501

Zoning District **M1-5**

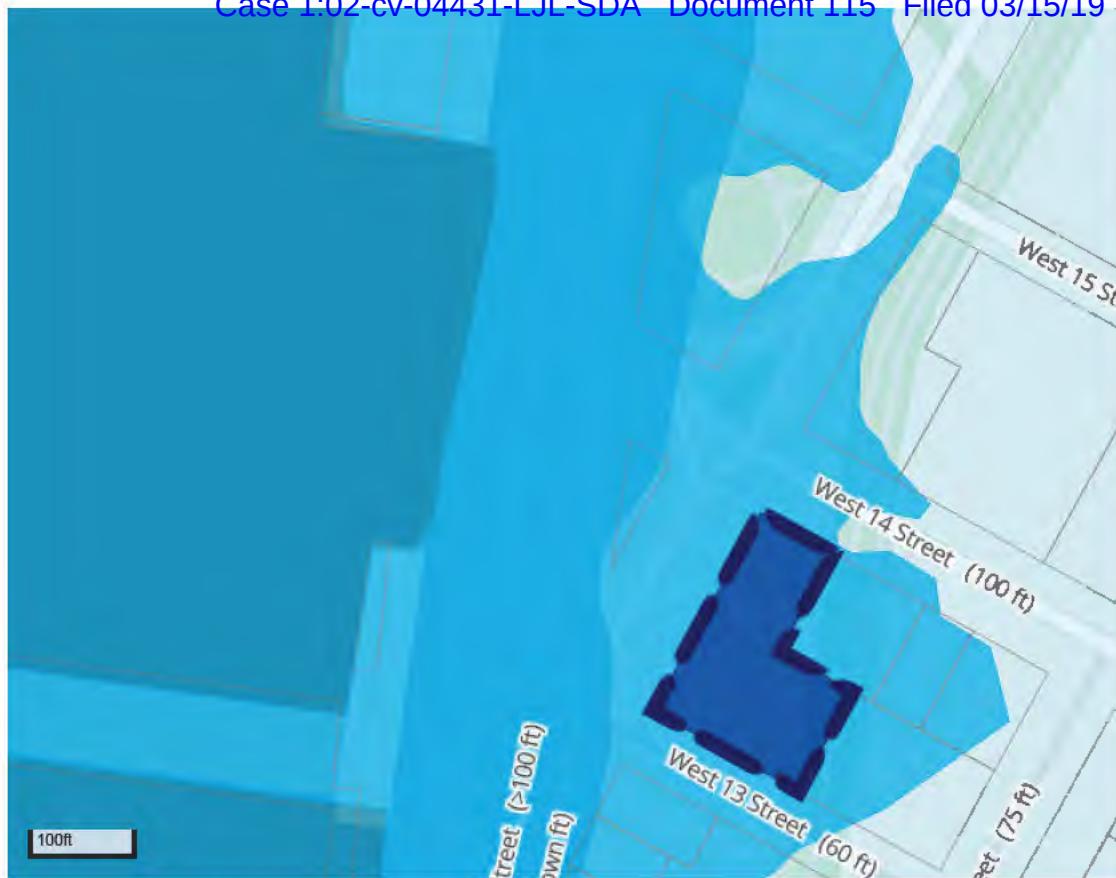
INTERSECTING MAP LAYERS :

[Coastal Zone](#)

ZONING DETAIL

[Digital Tax Map](#)[Zoning Map \(PDF\)](#)[Historical Zoning Maps \(PDF\)](#)

Land Use	Commercial & Office Buildings
Year Built	0
Building Class	Condominiums - Commercial Building (Mixed Commercial Condo Building Classification Codes) (RC)
Number of Buildings	1
Gross Floor Area	49,401 sq ft
Total # of Units	3
Condominium Number	2559
Building Info	BISWEB
Property Records	View ACRIS
Housing Info	View HPD's Building, Registration & Violation Records
Community District	Manhattan Community District 2
City Council District	Council District 3
School District	02
Police Precinct	6
Fire Company	L005
Sanitation Borough	1
Sanitation District	02
Sanitation Subsection	3B

**Zoning and Land Use**

Tax Lots

Supporting Zoning Layers

Coastal Zone Boundary

Effective Flood Insurance Rate Maps 2007

- V Zone
- A Zone

Preliminary Flood Insurance Rate Maps 2015

- V Zone
- A Zone

40 10 AVENUE, 10014

TA LOT | BBL 1006460001

Manhattan (Borough 1) | Block 646 | Lot 1

Zoning District M1-5

INTERSECTING MAP LAYERS:

[Coastal Zone](#)[Flood Zone](#) Preliminary Flood Insurance Rate Maps 2015[Environmental Designation](#)

ZONING DETAILS:

[Digital Tax Map](#)[Zoning Map \(PDF\)](#)[Historical Zoning Maps \(PDF\)](#)

Owner Type	Private
Owner	40 56 TENTH OWNER LLC
Land Use	Commercial & Office Buildings
Lot Area	23,541 sq ft
Lot Frontage	206.5 ft
Lot Depth	153 ft
Year Built	2017
Year Altered	2017
Building Class	Office Buildings - Office with Comm - 7 to 19 Stories (O6)
Number of Buildings	1
Number of Floors	12
Gross Floor Area	143,299 sq ft
Total # of Units	11
Building Info	BISWEB
Property Records	View ACRI
Housing Info	View HPD's Building, Registration & Violation Records
Community District	Manhattan Community District 2
City Council District	Council District 3
School District	02
Police Precinct	6
Fire Company	L005
Sanitation Borough	1
Sanitation District	02
Sanitation Subsection	3B

Zoning and Land Use

Tax Lots

Supporting Zoning Layers

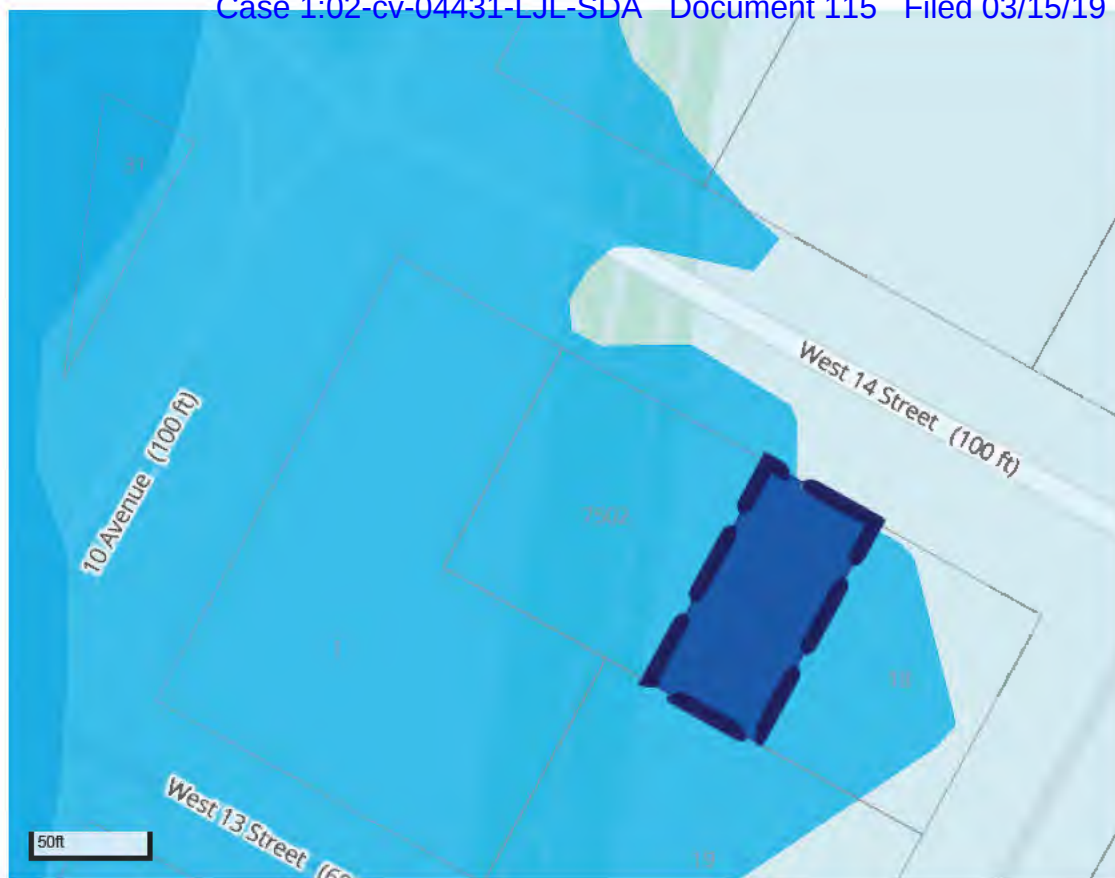
Coastal Zone Boundary

Effective Flood Insurance Rate Maps 2007

- V Zone
- A Zone

Preliminary Flood Insurance Rate Maps 2015

- V Zone
- A Zone

**446 WEST 14 STREET, 10014**

TA LOT | BBL 1006460014

Manhattan (Borough 1) | Block 646 | Lot 14

Zoning District **M1-5**

INTERSECTING MAP LAYERS:

[Historic District](#) Gansevoort Market Historic District[Coastal Zone](#)[Flood Zone](#) Preliminary Flood Insurance Rate Maps 2015

ZONING DETAILS:

[Digital Tax Map](#)[Zoning Map \(PDF\)](#)[Historical Zoning Maps \(PDF\)](#)

Owner	446 WEST 14TH STREET
Land Use	Mixed Residential & Commercial Buildings
Lot Area	5,162 sq ft
Lot Frontage	50 ft
Lot Depth	103.25 ft
Year Built	1936
Years Altered	2010, 2010
Building Class	Store Buildings (Taxpayers Included) - Predominant Retail with Other Uses (K4)
Number of Buildings	1
Number of Floors	3
Gross Floor Area	16,501 sq ft
Total # of Units	1
Building Info	BISWEB
Property Records	View ACRIS
Housing Info	View HPD's Building, Registration & Violation Records
Community District	Manhattan Community District 2
City Council District	Council District 3
School District	02
Police Precinct	6
Fire Company	L005
Sanitation Borough	1
Sanitation District	02
Sanitation Subsection	3B

**Zoning and Land Use**

Tax Lots

Supporting Zoning Layers

Coastal Zone Boundary

Effective Flood Insurance Rate Maps 2007

- V Zone
- A Zone

Preliminary Flood Insurance Rate Maps 2015

- V Zone
- A Zone

440 WEST 14 STREET, 10014

TA LOT | BBL 1006460018

Manhattan (Borough 1) | Block 646 | Lot 18

Zoning District **M1-5**

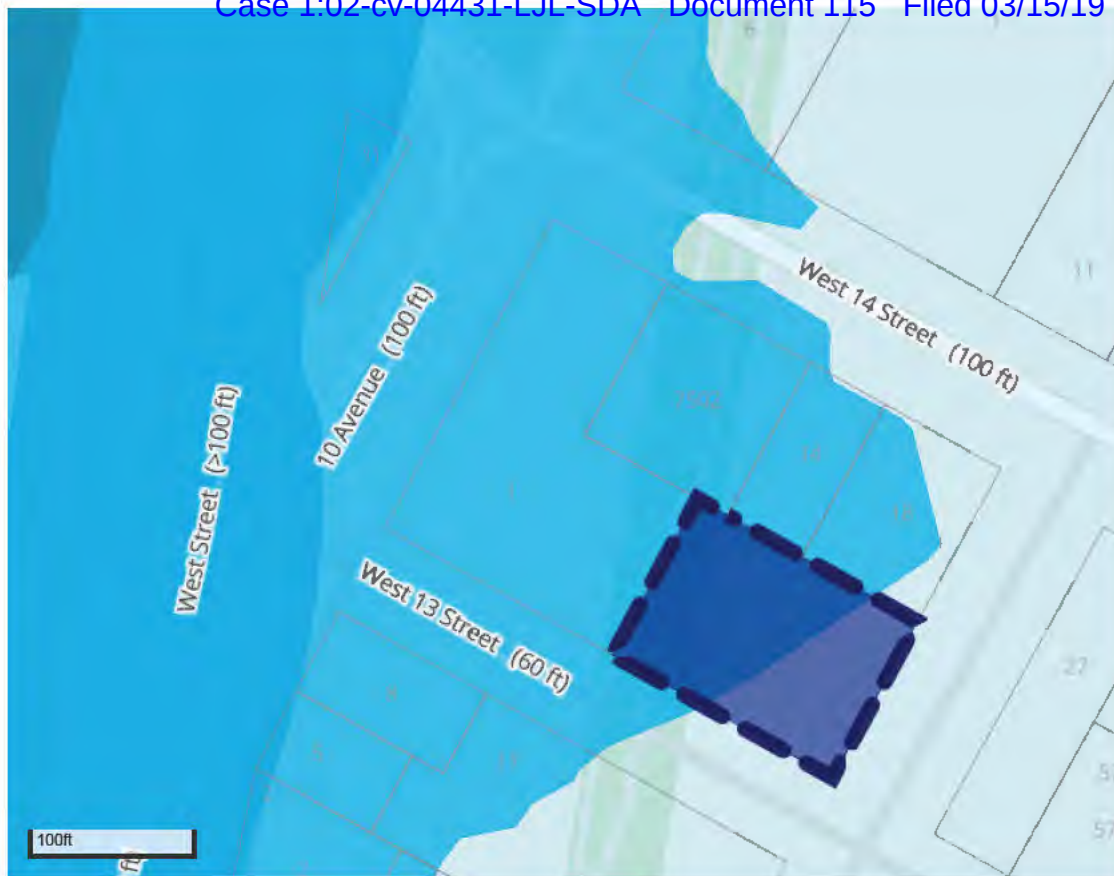
INTERSECTING MAP LAYERS:

[Historic District](#) Gansevoort Market Historic District[Coastal Zone](#)[Flood Zone](#) Preliminary Flood Insurance Rate Maps 2015

ZONING DETAILS:

[Digital Tax Map](#)[Zoning Map \(PDF\)](#)[Historical Zoning Maps \(PDF\)](#)

Owner	389 WEST 12TH STREET
Land Use	Commercial & Office Buildings
Lot Area	7,743 sq ft
Lot Frontage	75 ft
Lot Depth	103.25 ft
Year Built	1920
Building Class	Store Buildings (Taxpayers Included) - Multi-Story Department Store (K3)
Number of Buildings	1
Number of Floors	5
Gross Floor Area	31,449 sq ft
Total # of Units	3
Building Info	BISWEB
Property Records	View ACRIS
Housing Info	View HPD's Building, Registration & Violation Records
Community District	Manhattan Community District 2
City Council District	Council District 3
School District	02
Police Precinct	6
Fire Company	L005
Sanitation Borough	1
Sanitation District	02
Sanitation Subsection	3B

**Zoning and Land Use**

Tax Lots

Supporting Zoning Layers

Coastal Zone Boundary

Effective Flood Insurance Rate Maps 2007

- V Zone
- A Zone

Preliminary Flood Insurance Rate Maps 2015

- V Zone
- A Zone

860 WASHINGTON STREET, 10014

TA LOT | BBL 1006460019

Manhattan (Borough 1) | Block 646 | Lot 19

Zoning District **M1-5**

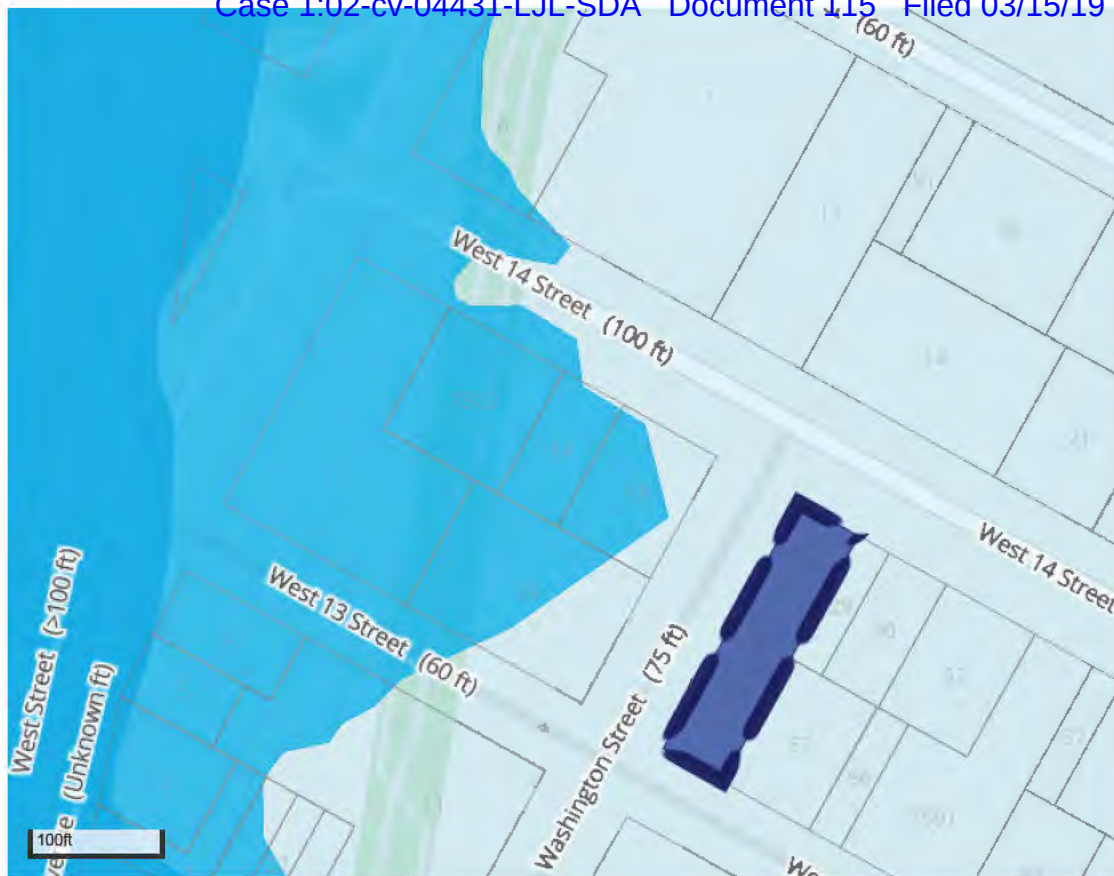
INTERSECTING MAP LAYERS:

[Coastal Zone](#)[Flood Zone](#) Preliminary Flood Insurance Rate Maps 2015

ZONING DETAILS:

[Digital Tax Map](#)[Zoning Map \(PDF\)](#)[Historical Zoning Maps \(PDF\)](#)

Owner	860 WASHINGTON STREET
Land Use	Commercial & Office Buildings
Lot Area	18,704 sq ft
Lot Frontage	103.25 ft
Lot Depth	147 ft
Year Built	2016
Year Altered	2011
Building Class	Office Buildings - Office with Comm - 7 to 19 Stories (O6)
Number of Floors	10
Gross Floor Area	115,173 sq ft
Total # of Units	8
Building Info	BISWEB
Property Records	View ACRIS
Housing Info	View HPD's Building, Registration & Violation Records
Community District	Manhattan Community District 2
City Council District	Council District 3
School District	02
Police Precinct	6
Fire Company	L005
Sanitation Borough	1
Sanitation District	02
Sanitation Subsection	3B

**Zoning and Land Use**

Tax Lots

Supporting Zoning Layers

Coastal Zone Boundary

Effective Flood Insurance Rate Maps 2007

- V Zone
- A Zone

Preliminary Flood Insurance Rate Maps 2015

- V Zone
- A Zone

428 WEST 14 STREET, 10014

TA LOT | BBL 1006460027

Manhattan (Borough 1) | Block 646 | Lot 27

Zoning District **M1-5**

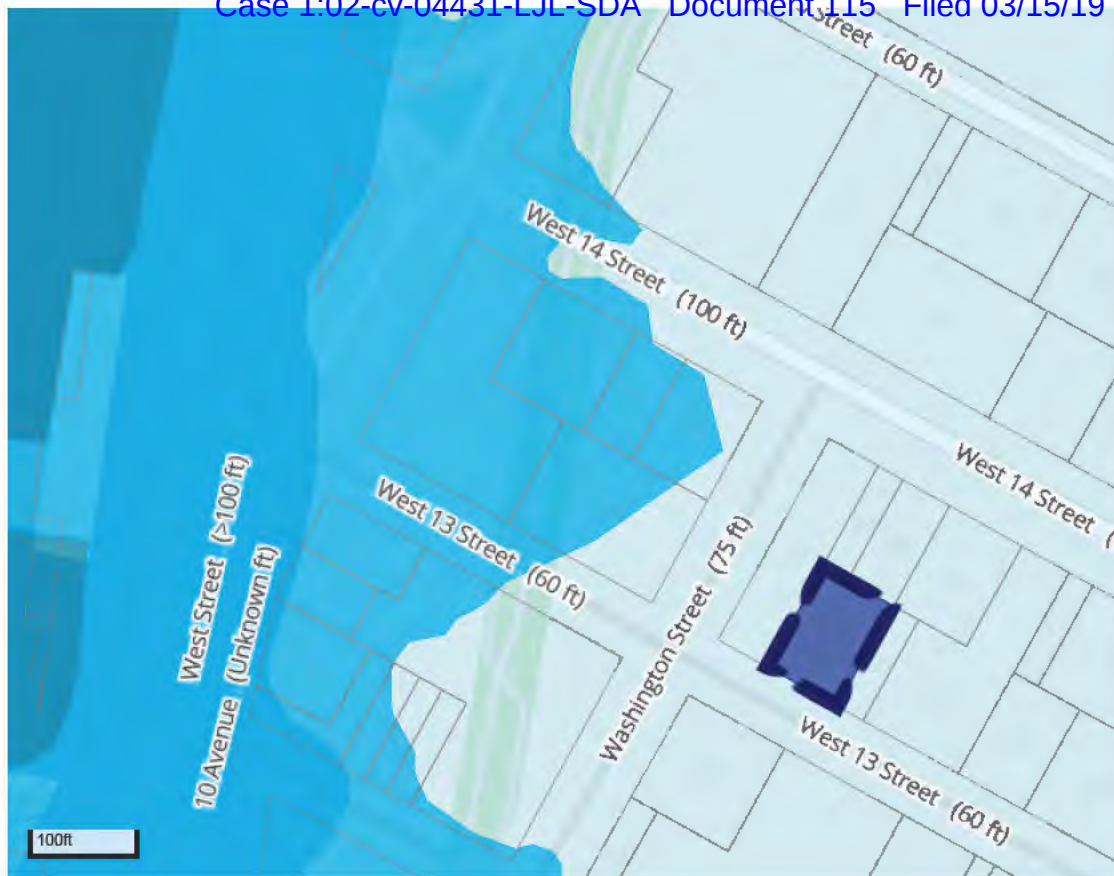
INTERSECTING MAP LAYERS :

[Historic District](#) Gansevoort Market Historic District[Coastal Zone](#)

ZONING DETAILS:

[Digital Tax Map](#)[Zoning Map \(PDF\)](#)[Historical Zoning Maps \(PDF\)](#)

Owner	THOR ASB 875 WASHINGT
Land Use	Commercial & Office Buildings
Lot Area	10,325 sq ft
Lot Frontage	50 ft
Lot Depth	123.25 ft
Year Built	1900
Years Altered	1984, 2015
Building Class	Office Buildings - Office with Comm - 1 to 6 Stories (O5)
Number of Buildings	1
Number of Floors	5
Gross Floor Area	53,658 sq ft
Total # of Units	49
Building Info	BISWEB
Property Records	View ACRI
Housing Info	View HPD's Building, Registration & Violation Records
Community District	Manhattan Community District 2
City Council District	Council District 3
School District	02
Police Precinct	6
Fire Company	L005
Sanitation Borough	1
Sanitation District	02
Sanitation Subsection	3B

**Zoning and Land Use**

Tax Lots

Supporting Zoning Layers

Coastal Zone Boundary

Effective Flood Insurance Rate Maps 2007

- V Zone
- A Zone

Preliminary Flood Insurance Rate Maps 2015

- V Zone
- A Zone

421 WEST 13 STREET, 10014

TA LOT | BBL 1006460057

Manhattan (Borough 1) | Block 646 | Lot 57

Zoning District **M1-5**

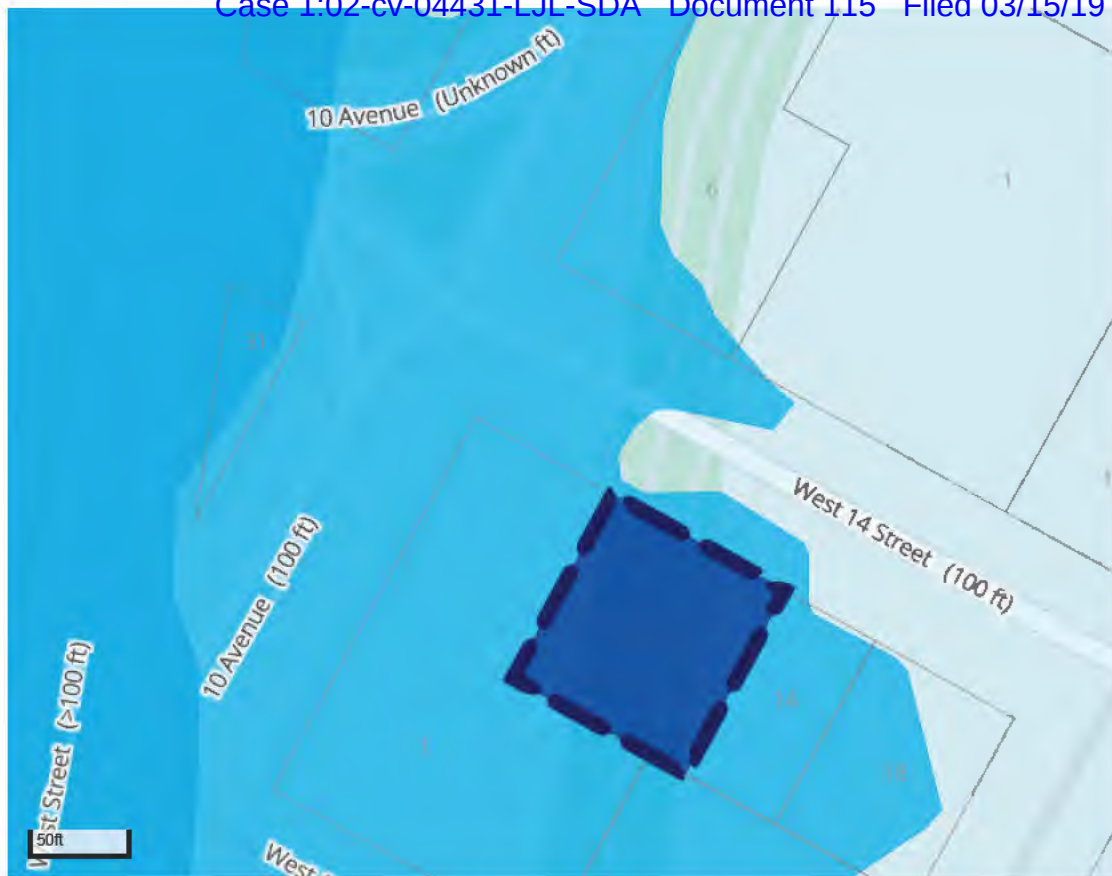
INTERSECTING MAP LAYERS:

[Historic District](#) Gansevoort Market Historic District[Coastal Zone](#)

ZONING DETAILS:

[Digital Tax Map](#)[Zoning Map \(PDF\)](#)[Historical Zoning Maps \(PDF\)](#)

Owner	M. MEILMAN REALTY AND
Land Use	Industrial & Manufacturing
Lot Area	7,537 sq ft
Lot Frontage	73 ft
Lot Depth	103.25 ft
Year Built	1904
Building Class	Loft Buildings - With Retail Stores Other Than Type 1 (L8)
Number of Buildings	1
Number of Floors	6
Gross Floor Area	44,082 sq ft
Total # of Units	8
Building Info	BISWEB
Property Records	View ACRIS
Housing Info	View HPD's Building, Registration & Violation Records
Community District	Manhattan Community District 2
City Council District	Council District 3
School District	02
Police Precinct	6
Fire Company	L005
Sanitation Borough	1
Sanitation District	02
Sanitation Subsection	3B

**Zoning and Land Use**

Tax Lots

Supporting Zoning Layers

Coastal Zone Boundary

Effective Flood Insurance Rate Maps 2007

- V Zone
- A Zone

Preliminary Flood Insurance Rate Maps 2015

- V Zone
- A Zone

450 WEST 14 STREET, 10014

TA LOT | BBL 1006467502

Manhattan (Borough 1) | Block 646 | Lot 7502

Zoning District **M1-5**

INTERSECTING MAP LAYERS:

[Coastal Zone](#)[Flood Zone](#) Preliminary Flood Insurance Rate Maps 2015

ZONING DETAILS:

[Digital Tax Map](#)[Zoning Map \(PDF\)](#)[Historical Zoning Maps \(PDF\)](#)

Land Use	Commercial & Office Buildings
Lot Area	10,325 sq ft
Lot Frontage	100 ft
Lot Depth	103.25 ft
Year Built	1934
Building Class	Condominiums Office space (RB)
Number of Buildings	1
Number of Floors	15
Gross Floor Area	103,878 sq ft
Total # of Units	2
Condominium Number	2127
Building Info	BISWEB
Property Records	View ACRIS
Housing Info	View HPD's Building, Registration & Violation Records
Community District	Manhattan Community District 2
City Council District	Council District 3
School District	02
Police Precinct	6
Fire Company	L005
Sanitation Borough	1
Sanitation District	02
Sanitation Subsection	3B

**Zoning and Land Use**

Tax Lots

Supporting Zoning Layers

Coastal Zone Boundary

Effective Flood Insurance Rate Maps 2007

- V Zone
- A Zone

Preliminary Flood Insurance Rate Maps 2015

- V Zone
- A Zone

500 WEST 14 STREET, 10014

TA LOT | BBL 1006540031

Manhattan (Borough 1) | Block 654 | Lot 31

Zoning District **M1-5**

INTERSECTING MAP LAYERS :

[Coastal Zone](#)[Flood Zone](#) Effective Flood Insurance Rate Maps 2007[Flood Zone](#) Preliminary Flood Insurance Rate Maps 2015

ZONING DETAILS:

[Digital Tax Map](#)[Zoning Map \(PDF\)](#)[Historical Zoning Maps \(PDF\)](#)

Owner	DUANCO INC
Land Use	Commercial & Office Buildings
Lot Area	2,245 sq ft
Lot Frontage	41.58 ft
Lot Depth	107.75 ft
Year Built	1910
Year Altered	1972
Building Class	Hotels - Motels (H4)
Number of Buildings	1
Number of Floors	3
Gross Floor Area	6,735 sq ft
Total # of Units	1
Building Info	BISWEB
Property Records	View ACRI
Housing Info	View HPD's Building, Registration & Violation Records
Community District	Manhattan Community District 2
City Council District	Council District 3
School District	02
Police Precinct	6
Fire Company	L005
Sanitation Borough	1
Sanitation District	02
Sanitation Subsection	3B

**Zoning and Land Use**

Tax Lots

Supporting Zoning Layers

Coastal Zone Boundary

Effective Flood Insurance Rate Maps 2007

- V Zone
- A Zone

Preliminary Flood Insurance Rate Maps 2015

- V Zone
- A Zone

12 AVENUE, 10018

TA LOT | BBL 1006650011

Manhattan (Borough 1) | Block 665 | Lot 11

Zoning District **M2-3**

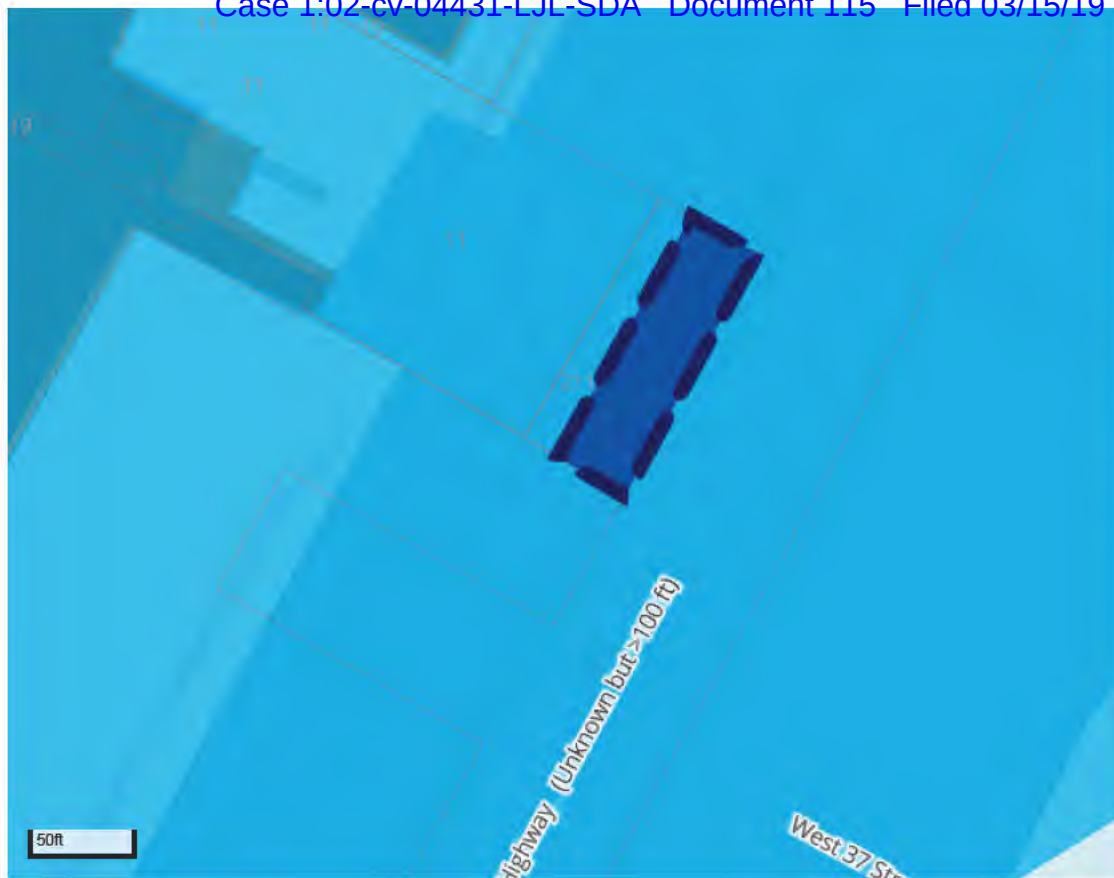
INTERSECTING MAP LAYERS:

[Waterfront Block](#)[Coastal Zone](#)[Flood Zone](#) Effective Flood Insurance Rate Maps 2007[Flood Zone](#) Preliminary Flood Insurance Rate Maps 2015

ZONING DETAILS:

[Digital Tax Map](#)[Zoning Map \(PDF\)](#)[Historical Zoning Maps \(PDF\)](#)

Owner	JMB PROPERTY LLC
Land Use	Vacant Land
Lot Area	43,954 sq ft
Lot Frontage	132.5 ft
Lot Depth	150 ft
Year Built	0
Building Class	Vacant Land - Zoned Commercial or Manhattan Residential (V1)
Number of Buildings	3
Building Info	BISWEB
Property Records	View ACRIS
Housing Info	View HPD's Building, Registration & Violation Records
Community District	Manhattan Community District 4
City Council District	Council District 3
School District	02
Police Precinct	10
Fire Company	E034
Sanitation Borough	1
Sanitation District	04
Sanitation Subsection	2B

**Zoning and Land Use**

Tax Lots

Supporting Zoning Layers

Coastal Zone Boundary

Effective Flood Insurance Rate Maps 2007

- V Zone
- A Zone

Preliminary Flood Insurance Rate Maps 2015

- V Zone
- A Zone

12 AVENUE, 0

TA LOT | BBL 1006650111

Manhattan (Borough 1) | Block 665 | Lot 111

Zoning District **M2-3**

INTERSECTING MAP LAYERS :

[Waterfront Block](#)[Coastal Zone](#)[Flood Zone](#) Effective Flood Insurance Rate Maps 2007[Flood Zone](#) Preliminary Flood Insurance Rate Maps 2015

ZONING DETAILS:

[Digital Tax Map](#)[Zoning Map \(PDF\)](#)[Historical Zoning Maps \(PDF\)](#)

Owner Type	Mixed
Owner	PALATINE REALTY CORP
Land Use	Vacant Land
Lot Area	4,510 sq ft
Lot Frontage	132.5 ft
Lot Depth	36 ft
Year Built	0
Building Class	Vacant Land - Zoned Commercial or Manhattan Residential (V1)
Building Info	BISWEB
Property Records	View ACRIS
Housing Info	View HPD's Building, Registration & Violation Records
Community District	Manhattan Community District 4
City Council District	Council District 3
School District	02
Police Precinct	10
Fire Company	E034
Sanitation Borough	1
Sanitation District	04
Sanitation Subsection	2B



Zoning and Land Use

Tax Lots

Supporting Zoning Layers

Coastal Zone Boundary

Effective Flood Insurance Rate Maps 2007

- V Zone
- A Zone

Preliminary Flood Insurance Rate Maps 2015

- V Zone
- A Zone

INDIVIDUAL LANDMARK

601 WEST 26 STREET, 10001

TA LOT | BBL 1006720001

Manhattan (Borough 1) | Block 672 | Lot 1

Zoning District: **M2-3**

INTERESTING MAP LAYER

[Historic District](#) West Chelsea Historic District

[Coastal Zone](#)

[Flood Zone](#) Effective Flood Insurance Rate Maps 2007

[Flood Zone](#) Preliminary Flood Insurance Rate Maps 2015

ZONING DETAIL

[Digital Tax Map](#)

[Zoning Map \(PDF\)](#)

[Historical Zoning Maps \(PDF\)](#)

Owner	RXR SL OWNER LLC
Land Use	Commercial & Office Buildings
Lot Area	124,100 sq ft
Lot Frontage	202.67 ft
Lot Depth	652.25 ft
Year Built	1931
Year Altered	2016
Building Class	Office Buildings - Office with Comm - 7 to 19 stories (O6)
Number of Buildings	1
Number of Floors	19
Gross Floor Area	1,835,150 sq ft
Total # of Units	208
Building Info	BISWEB
Property Records	View ACRIS
Housing Info	View HPD's Building, Registration & Violation Records
Community District	Manhattan Community District 4
City Council District	Council District 3
School District	02
Police Precinct	10
Fire Company	E003
Sanitation Borough	1
Sanitation District	04
Sanitation Subsection	2B

Zoning and Land Use

Tax Lots

Supporting Zoning Layers

Coastal Zone Boundary

Effective Flood Insurance Rate Maps 2007

- V Zone
- A Zone

Preliminary Flood Insurance Rate Maps 2015

- V Zone
- A Zone

**261 11 AVENUE, 10001**

TA LOT | BBL 10067 0001

Manhattan (Borough 1) | Block 673 | Lot 1

Zoning District **M2-3**

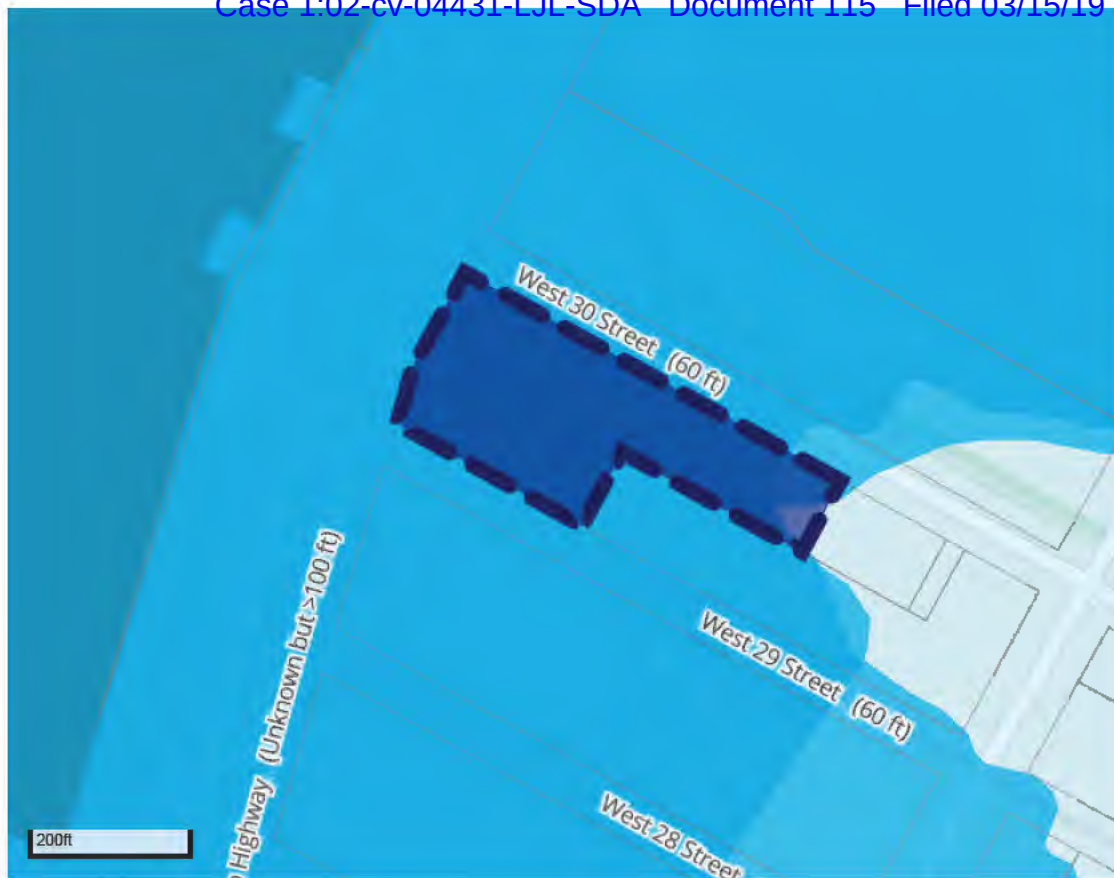
INTERSECTING MAP LAYERS :

[Historic District](#) West Chelsea Historic District[Coastal Zone](#)[Flood Zone](#) Effective Flood Insurance Rate Maps 2007[Flood Zone](#) Preliminary Flood Insurance Rate Maps 2015

ZONING DETAILS:

[Digital Tax Map](#)[Zoning Map \(PDF\)](#)[Historical Zoning Maps \(PDF\)](#)

Owner	TERMINAL FEE OWNER LP
Land Use	Commercial & Office Buildings
Lot Area	136,000 sq ft
Lot Frontage	202.67 ft
Lot Depth	711.25 ft
Year Built	1912
Building Class	Office Buildings - Office Only - 7-19 Stories (O3)
Number of Buildings	1
Number of Floors	9
Gross Floor Area	1,129,200 sq ft
Total # of Units	42
Building Info	BISWEB
Property Records	View ACRIS
Housing Info	View HPD's Building, Registration & Violation Records
Community District	Manhattan Community District 4
City Council District	Council District 3
School District	02
Police Precinct	10
Fire Company	E003
Sanitation Borough	1
Sanitation District	04
Sanitation Subsection	2B

**Zoning and Land Use**

Tax Lots

Supporting Zoning Layers

Coastal Zone Boundary

Effective Flood Insurance Rate Maps 2007

- V Zone
- A Zone

Preliminary Flood Insurance Rate Maps 2015

- V Zone
- A Zone

260 12 AVENUE, 10001

TA LOT | BBL 1006750001

Manhattan (Borough 1) | Block 675 | Lot 1

Zoning District **M1-6** **HRP****INTERSECTING MAP LAYERS :**

[Coastal Zone](#)
[Flood Zone](#) Effective Flood Insurance Rate Maps 2007
[Flood Zone](#) Preliminary Flood Insurance Rate Maps 2015
[Mandatory Inclusionary Housing Area](#)

ZONING DETAILS:

[Digital Tax Map](#)
[Zoning Map \(PDF\)](#)
[Historical Zoning Maps \(PDF\)](#)

Owner Type	Mixed
Owner	260 TWELFTH AVENUE HO
Land Use	Industrial & Manufacturing
Lot Area	113,157 sq ft
Lot Frontage	199.42 ft
Lot Depth	525 ft
Year Built	2007
Building Class	Warehouses - Miscellaneous (E9)
Number of Buildings	1
Number of Floors	1
Gross Floor Area	7,701 sq ft
Total # of Units	2
Building Info	BISWEB
Property Records	View ACRI
Housing Info	View HPD's Building, Registration & Violation Records
Community District	Manhattan Community District 4
City Council District	Council District 3
School District	02
Police Precinct	10
Fire Company	E034
Sanitation Borough	1
Sanitation District	04
Sanitation Subsection	2B



Zoning and Land Use

Tax Lots

Supporting Zoning Layers

Coastal Zone Boundary

Effective Flood Insurance Rate Maps 2007

- V Zone
- A Zone

Preliminary Flood Insurance Rate Maps 2015

- V Zone
- A Zone

613 WEST 29 STREET, 10001

TA LOT | BBL 1006750012

Manhattan (Borough 1) | Block 675 | Lot 12

Zoning District C6-4X HRP

INTERSECTING MAP LAYERS :

- [Coastal Zone](#)
- [Flood Zone Effective Flood Insurance Rate Maps 2007](#)
- [Flood Zone Preliminary Flood Insurance Rate Maps 2015](#)
- [Mandatory Inclusionary Housing Area](#)
- [Environmental Designation](#)

ZONING DETAIL

- [Digital Tax Map](#)
- [Zoning Map \(PDF\)](#)
- [Historical Zoning Maps \(PDF\)](#)

Owner Type	Private
Owner	WESTSIDE 11TH & 29TH
Land Use	Mixed Residential & Commercial Buildings
Lot Area	61,718 sq ft
Lot Frontage	525 ft
Lot Depth	197.5 ft
Year Built	1994
Building Class	Store Buildings (Taxpayers Included) - Predominant Retail with Other Uses (K4)
Number of Buildings	7
Number of Floors	2
Gross Floor Area	69,099 sq ft
Total # of Units	10
Building Info	BISWEB
Property Records	View ACRIS
Housing Info	View HPD's Building, Registration & Violation Records
Community District	Manhattan Community District 4
City Council District	Council District 3
School District	02
Police Precinct	10
Fire Company	E034
Sanitation Borough	1
Sanitation District	04
Sanitation Subsection	2B

Zoning and Land Use

Tax Lots

Supporting Zoning Layers

Coastal Zone Boundary

Effective Flood Insurance Rate Maps 2007

- V Zone
- A Zone

Preliminary Flood Insurance Rate Maps 2015

- V Zone
- A Zone

**WEST 30 STREET, 10001**

TA LOT | BBL 1006760001

Manhattan (Borough 1) | Block 676 | Lot 1

Zoning District **C6-4** **HY**

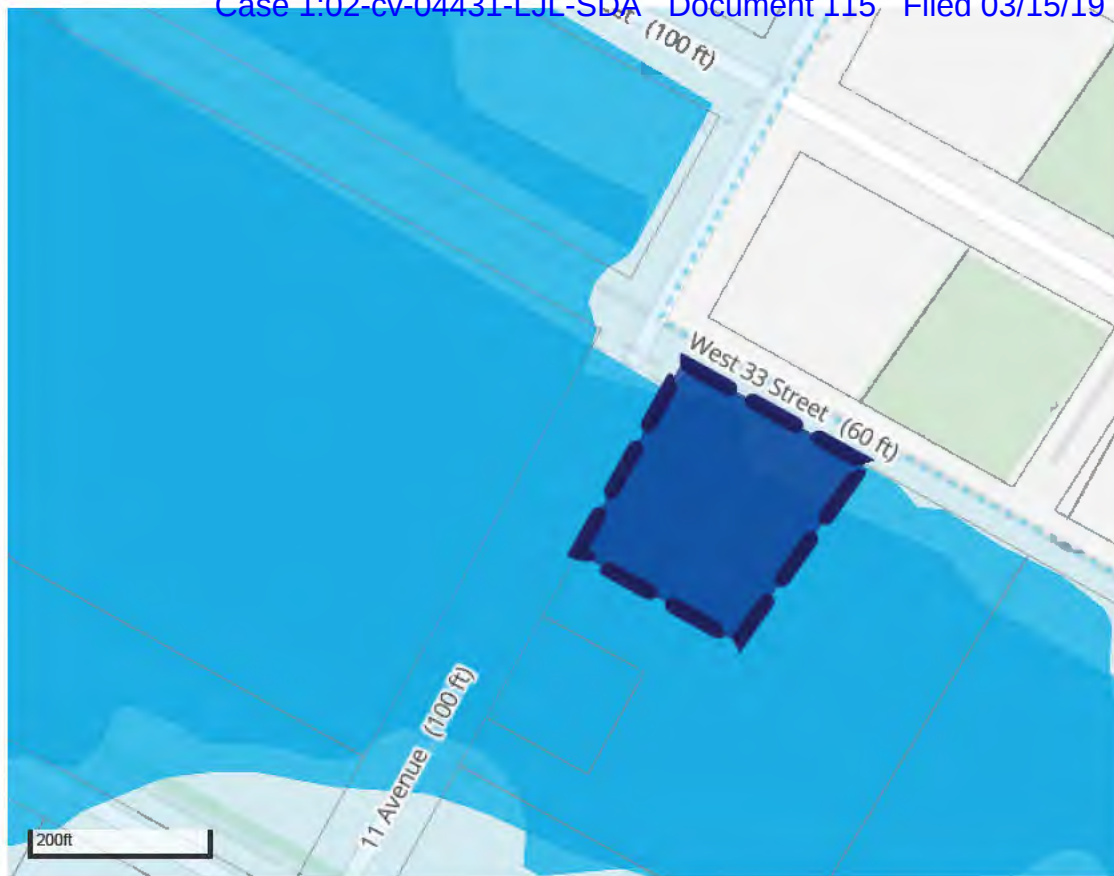
INTERSECTING MAP LAYERS :

[Coastal Zone](#)[Flood Zone](#) Effective Flood Insurance Rate Maps 2007[Flood Zone](#) Preliminary Flood Insurance Rate Maps 2015

ZONING DETAILS:

[Digital Tax Map](#)[Zoning Map \(PDF\)](#)[Historical Zoning Maps \(PDF\)](#)

Owner	WRY TENANT LLC
Land Use	Vacant Land
Lot Area	147,064 sq ft
Lot Frontage	800 ft
Lot Depth	196.65 ft
Year Built	0
Building Class	Vacant Land - Zoned Commercial or Manhattan Residential (V1)
Number of Buildings	8
Building Info	BISWEB
Property Records	View ACRIS
Housing Info	View HPD's Building, Registration & Violation Records
Community District	Manhattan Community District 4
City Council District	Council District 3
School District	02
Police Precinct	10
Fire Company	E034
Sanitation Borough	1
Sanitation District	04
Sanitation Subsection	2B

**Zoning and Land Use**

Tax Lots

Supporting Zoning Layers

Coastal Zone Boundary

Effective Flood Insurance Rate Maps 2007

- V Zone
- A Zone

Preliminary Flood Insurance Rate Maps 2015

- V Zone
- A Zone

560 WEST 33 STREET, 10001

TA LOT | BBL 1007020150

Manhattan (Borough 1) | Block 702 | Lot 150

Zoning District**C6-4****HY**

INTERSECTING MAP LAYERS :

[Coastal Zone](#)[Flood Zone](#) Effective Flood Insurance Rate Maps 2007[Flood Zone](#) Preliminary Flood Insurance Rate Maps 2015[Environmental Designation](#)

ZONING DETAILS:

[Digital Tax Map](#)[Zoning Map \(PDF\)](#)[Historical Zoning Maps \(PDF\)](#)

Owner

Land Use

Lot Area

Lot Frontage

Lot Depth

Year Built

Building Class

Number of Buildings

Number of Floors

Gross Floor Area

Total # of Units

Residential Units

Building Info

Property Records

Housing Info

Community District

City Council District

School District

Police Precinct

Fire Company

Sanitation Borough

Sanitation District

Sanitation Subsection

ERY NORTH TOWER RHC T

Mixed Residential & Commercial Buildings

50,167 sq ft

434.36 ft

521.39 ft

2015

Elevator Apartments - Semi-Fireproof With Stores (D7)

1

71

1,046,332 sq ft

140

137

[BISWEB](#)[View ACRI](#)[View HPD's Building, Registration & Violation Records](#)[Manhattan Community District 4](#)[Council District 3](#)

02

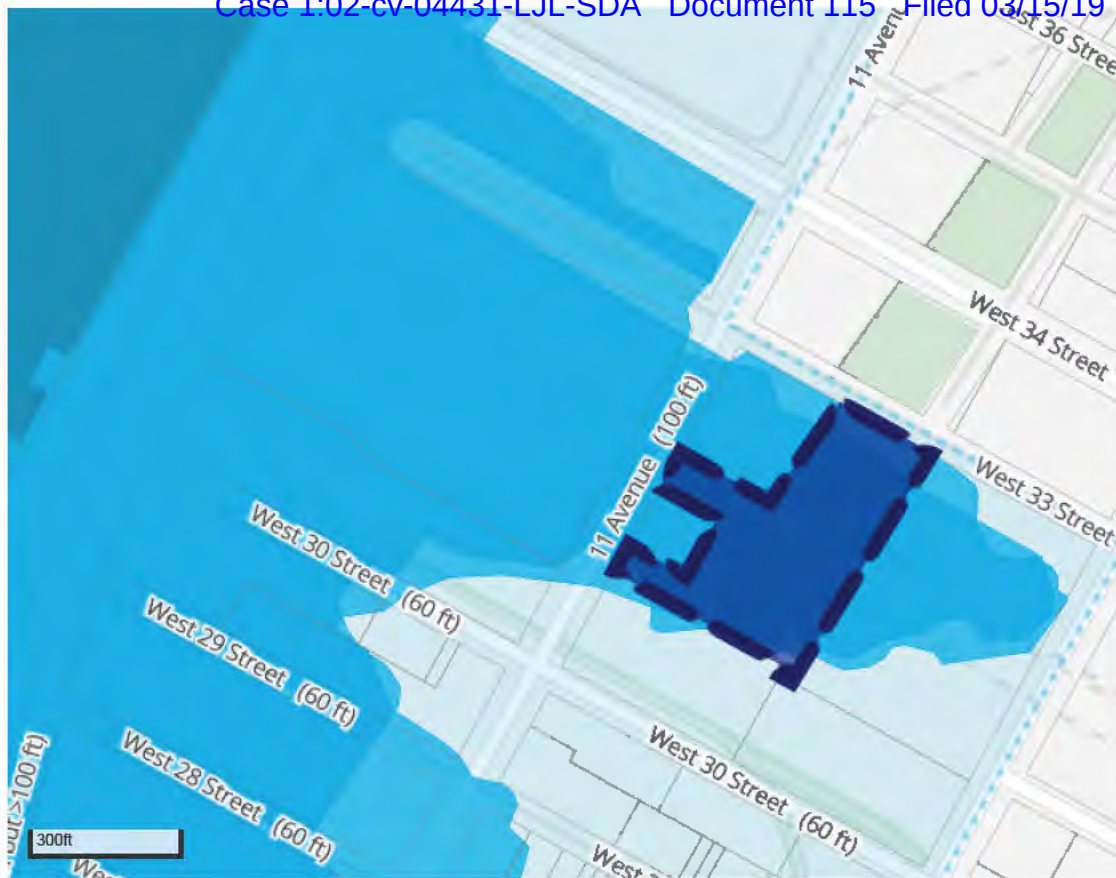
10

E034

1

04

2B

**Zoning and Land Use**

Tax Lots

Supporting Zoning Layers

Coastal Zone Boundary

Effective Flood Insurance Rate Maps 2007

- V Zone
- A Zone

Preliminary Flood Insurance Rate Maps 2015

- V Zone
- A Zone

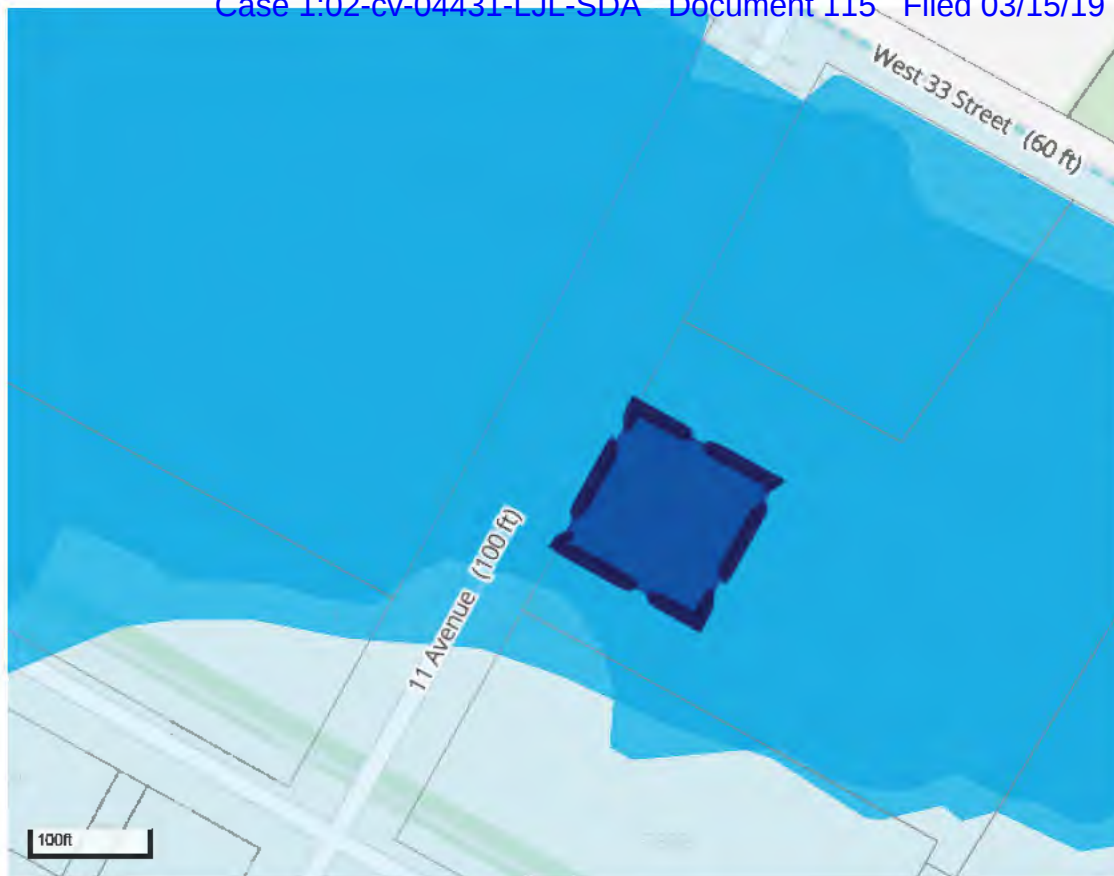
530 WEST 33 STREET, 10001

TA LOT | BBL 1007020175

Manhattan (Borough 1) | Block 702 | Lot 175

Zoning District **C6-4** **HY****INTERSECTING MAP LAYERS :**[Coastal Zone](#)[Flood Zone](#) Effective Flood Insurance Rate Maps 2007[Flood Zone](#) Preliminary Flood Insurance Rate Maps 2015**ZONING DETAILS:**[Digital Tax Map](#)[Zoning Map \(PDF\)](#)[Historical Zoning Maps \(PDF\)](#)

Land Use	Vacant Land
Lot Area	148,065 sq ft
Lot Frontage	206 ft
Lot Depth	267 ft
Year Built	0
Building Class	Vacant Land Zoned Commercial or Manhattan Residential (V1)
Building Info	BI WEB
Property Records	View ACRIS
Housing Info	View HPD's Building, Registration & Violation Records
Community District	Manhattan Community District 4
City Council District	Council District 3
School District	02
Police Precinct	10
Fire Company	E034
Sanitation Borough	1
Sanitation District	04
Sanitation Subsection	2B



WEST 33 STREET, 0

Manhattan (Borough 1) | Block 702 | Lot 180

TA LOT | BBL 1007020180

Zoning and Land Use

Tax Lots

Supporting Zoning Layers

Coastal Zone Boundary

Effective Flood Insurance Rate Maps 2007

- V Zone
- A Zone

Preliminary Flood Insurance Rate Maps 2015

- V Zone
- A Zone

Zoning District

C6-4 **HY**

INTERSECTING MAP LAYERS :

[Coastal Zone](#)

[Flood Zone](#) Effective Flood Insurance Rate Maps 2007

[Flood Zone](#) Preliminary Flood Insurance Rate Maps 2015

ZONING DETAILS:

[Digital Tax Map](#)

[Zoning Map \(PDF\)](#)

[Historical Zoning Maps \(PDF\)](#)

Land Use

Year Built

Building Class

Building Info

Property Records

Housing Info

Community District

City Council District

School District

Police Precinct

Fire Company

Sanitation Borough

Sanitation District

Sanitation Subsection

Vacant Land

0

Vacant Land - Zoned Commercial or Manhattan Residential (V1)

[BISWEB](#)

[View ACRIS](#)

[View HPD's Building, Registration & Violation Records](#)

[Manhattan Community District 4](#)

[Council District 3](#)

02

10

E034

1

04

2B

**Zoning and Land Use**

Tax Lots

Supporting Zoning Layers

Coastal Zone Boundary

Effective Flood Insurance Rate Maps 2007

- V Zone
- A Zone

Preliminary Flood Insurance Rate Maps 2015

- V Zone
- A Zone

380 11 AVENUE, 10001

TA LOT | BBL 1007050001

Manhattan (Borough 1) | Block 705 | Lot 1

Zoning District **C6-4** **HY**

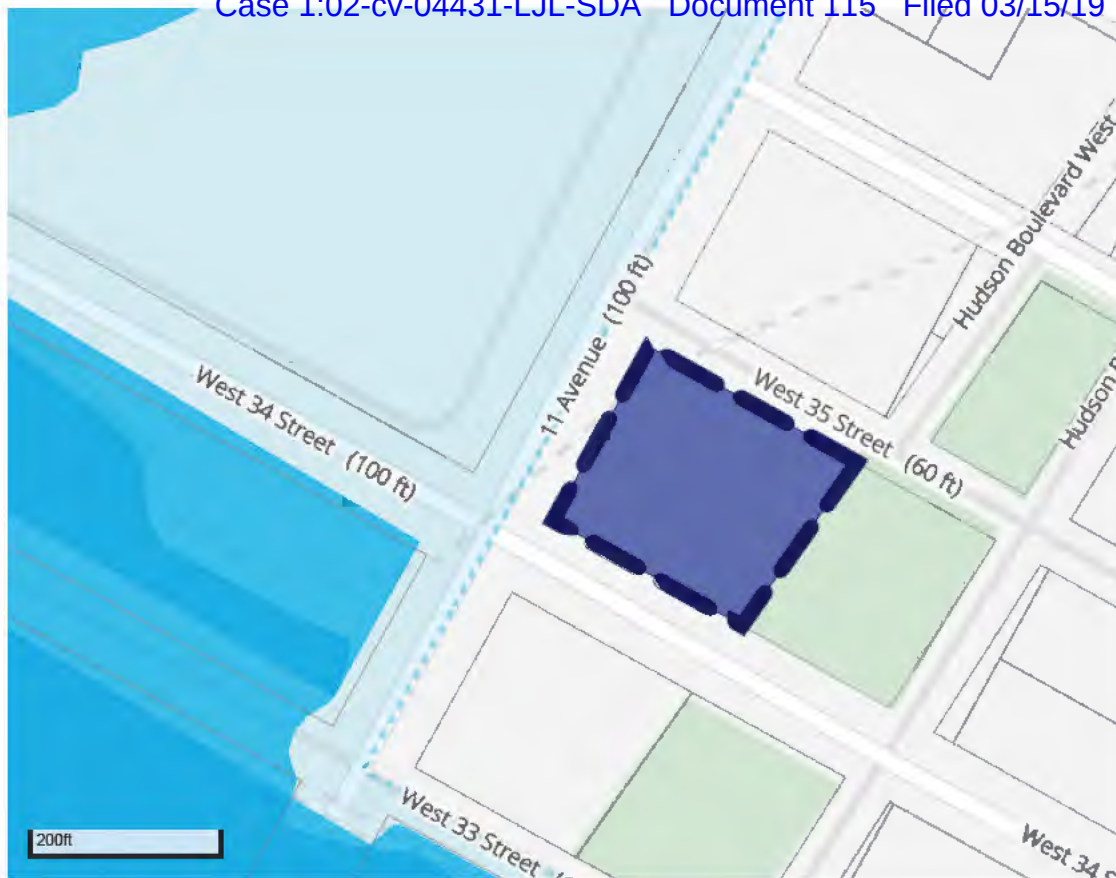
INTERSECTING MAP LAYERS:

[Environmental Designation](#)

ZONING DETAIL

[Digital Tax Map](#)[Zoning Map \(PDF\)](#)[Historical Zoning Maps \(PDF\)](#)

Owner Type	Mixed
Owner	ONE HUD ON YARD OWNE
Land Use	Commercial & Office Buildings
Lot Area	40,015 sq ft
Lot Frontage	197.5 ft
Lot Depth	213.73 ft
Year Built	2015
Building Class	Office Buildings - Office Only or Office with Comm - 20 Stories or More (O4)
Number of Buildings	1
Number of Floors	51
Gross Floor Area	1,178,640 sq ft
Total # of Units	2
Building Info	BISWEB
Property Records	View ACRIS
Housing Info	View HPD's Building, Registration & Violation Records
Community District	Manhattan Community District 4
City Council District	Council District 3
School District	02
Police Precinct	10
Fire Company	E034
Sanitation Borough	1
Sanitation District	04
Sanitation Subsection	2B

**Zoning and Land Use**

Tax Lots

Supporting Zoning Layers

Coastal Zone Boundary

Effective Flood Insurance Rate Maps 2007

- V Zone
- A Zone

Preliminary Flood Insurance Rate Maps 2015

- V Zone
- A Zone

400 11 AVENUE, 10001

TA LOT | BBL 1007060001

Manhattan (Borough 1) | Block 706 | Lot 1

Zoning District **C6-4** **HY**

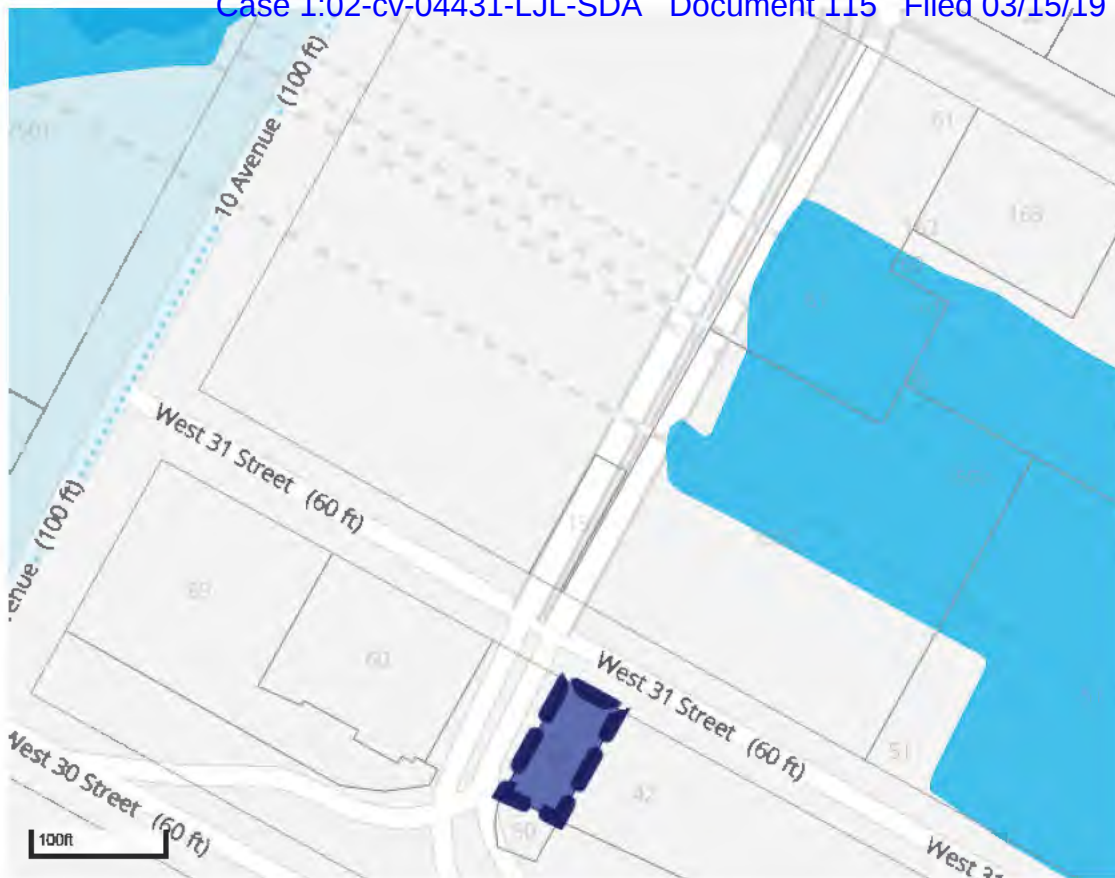
INTERSECTING MAP LAYERS :

[Environmental Designation](#)

ZONING DETAIL

[Digital Tax Map](#)[Zoning Map \(PDF\)](#)[Historical Zoning Maps \(PDF\)](#)

Owner Type	Private
Owner	BP/M 3HB OWNER LLC
Land Use	Vacant Land
Lot Area	47,454 sq ft
Lot Frontage	197.5 ft
Lot Depth	225 ft
Year Built	0
Building Class	Vacant Land - Zoned Commercial or Manhattan Residential (V1)
Building Info	BISWEB
Property Records	View ACRIS
Housing Info	View HPD's Building, Registration & Violation Records
Community District	Manhattan Community District 4
City Council District	Council District 3
School District	02
Police Precinct	10
Fire Company	E034
Sanitation Borough	1
Sanitation District	04
Sanitation Subsection	2B

**Zoning and Land Use**

Tax Lots

Supporting Zoning Layers

Coastal Zone Boundary

Effective Flood Insurance Rate Maps 2007

- V Zone
- A Zone

Preliminary Flood Insurance Rate Maps 2015

- V Zone
- A Zone

432 WEST 31 STREET, 10001

TA LOT | BBL 1007280055

Manhattan (Borough 1) | Block 728 | Lot 55

Zoning District **C6-4** **HY**

INTERSECTING MAP LAYERS :

[Environmental Designation](#)

ZONING DETAIL

[Digital Tax Map](#)[Zoning Map \(PDF\)](#)[Historical Zoning Maps \(PDF\)](#)

Owner	ARISA REALTY CO. X LL
Land Use	Mixed Residential & Commercial Buildings
Lot Area	3,250 sq ft
Lot Frontage	42 ft
Lot Depth	88.33 ft
Year Built	1910
Year Altered	1987
Building Class	Residence (Multiple Use) - Primarily Three Family with One Store or Office (S3)
Number of Buildings	1
Number of Floors	4
Gross Floor Area	4,150 sq ft
Total # of Units	4
Residential Units	3
Building Info	BISWEB
Property Records	View ACRI
Housing Info	View HPD's Building, Registration & Violation Records
Community District	Manhattan Community District 4
City Council District	Council District 3
School District	02
Police Precinct	10
Fire Company	L021
Sanitation Borough	1
Sanitation District	04
Sanitation Subsection	2A

**Zoning and Land Use**

Tax Lots

Supporting Zoning Layers

Coastal Zone Boundary

Effective Flood Insurance Rate Maps 2007

- V Zone
- A Zone

Preliminary Flood Insurance Rate Maps 2015

- V Zone
- A Zone

442 WEST 31 STREET, 10001

TA LOT | BBL 1007280060

Manhattan (Borough 1) | Block 728 | Lot 60

Zoning District **C6-4** **HY**

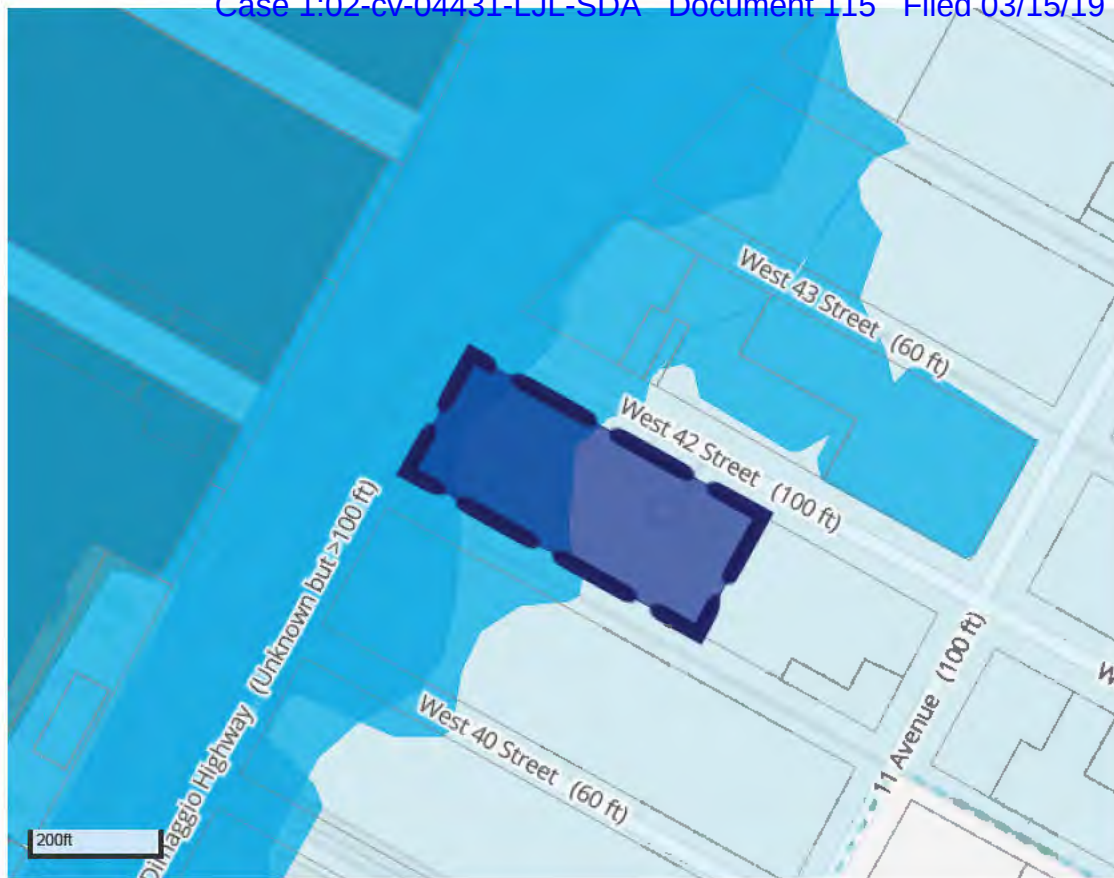
INTERSECTING MAP LAYERS:

[Environmental Designation](#)

ZONING DETAIL

[Digital Tax Map](#)[Zoning Map \(PDF\)](#)[Historical Zoning Maps \(PDF\)](#)

Owner	450 WEST 31ST OWNRS CP
Land Use	Industrial & Manufacturing
Lot Area	13,900 sq ft
Lot Frontage	133.33 ft
Lot Depth	108.67 ft
Year Built	1918
Years Altered	1999, 2016
Building Class	Loft Buildings - Miscellaneous (L9)
Number of Buildings	1
Number of Floors	12
Gross Floor Area	112,146 sq ft
Total # of Units	15
Building Info	BISWEB
Property Records	View ACRI
Housing Info	View HPD's Building, Registration & Violation Records
Community District	Manhattan Community District 4
City Council District	Council District 3
School District	02
Police Precinct	10
Fire Company	L021
Sanitation Borough	1
Sanitation District	04
Sanitation Subsection	2A



Zoning and Land Use

Tax Lots

Supporting Zoning Layers

Coastal Zone Boundary

Effective Flood Insurance Rate Maps 2007

- V Zone
- A Zone

Preliminary Flood Insurance Rate Maps 2015

- V Zone
- A Zone

1 RIVER PLACE, 10036

TA LOT | BBL 1010890001

Manhattan (Borough 1) | Block 1089 | Lot 1

Zoning District

C6-4

CL

INTERSECTING MAP LAYERS :

[Coastal Zone](#)

[Flood Zone](#) Effective Flood Insurance Rate Maps 2007

[Flood Zone](#) Preliminary Flood Insurance Rate Maps 2015

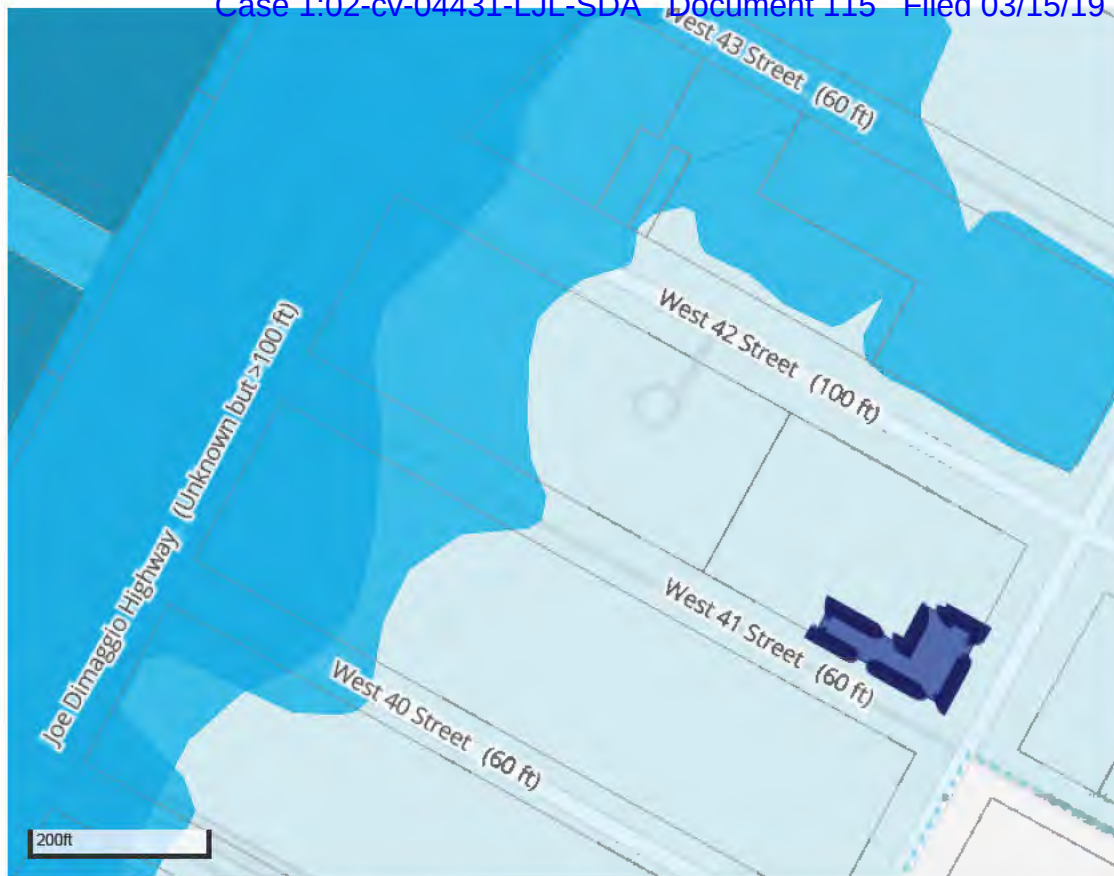
ZONING DETAILS:

[Digital Tax Map](#)

[Zoning Map \(PDF\)](#)

[Historical Zoning Maps \(PDF\)](#)

Owner	RIVER PLACE I LLC
Land Use	Multi Family Elevator Buildings
Lot Area	101,043 sq ft
Lot Frontage	542.33 ft
Lot Depth	197.5 ft
Year Built	1999
Building Class	Elevator Apartments - Luxury Type (D8)
Number of Buildings	1
Number of Floors	40
Gross Floor Area	887,879 sq ft
Total # of Units	927
Residential Units	921
Building Info	BISWEB
Property Records	View ACRI
Housing Info	View HPD's Building, Registration & Violation Records
Community District	Manhattan Community District 4
City Council District	Council District 3
School District	02
Police Precinct	10
Fire Company	E034
Sanitation Borough	1
Sanitation District	04
Sanitation Subsection	3B

**Zoning and Land Use**

Tax Lots

Supporting Zoning Layers

Coastal Zone Boundary

Effective Flood Insurance Rate Maps 2007

- V Zone
- A Zone

Preliminary Flood Insurance Rate Maps 2015

- V Zone
- A Zone

601 WEST 41 STREET, 10036

TA LOT | BBL 1010897501

Manhattan (Borough 1) | Block 1089 | Lot 7501

Zoning District **C6-4** **CL**

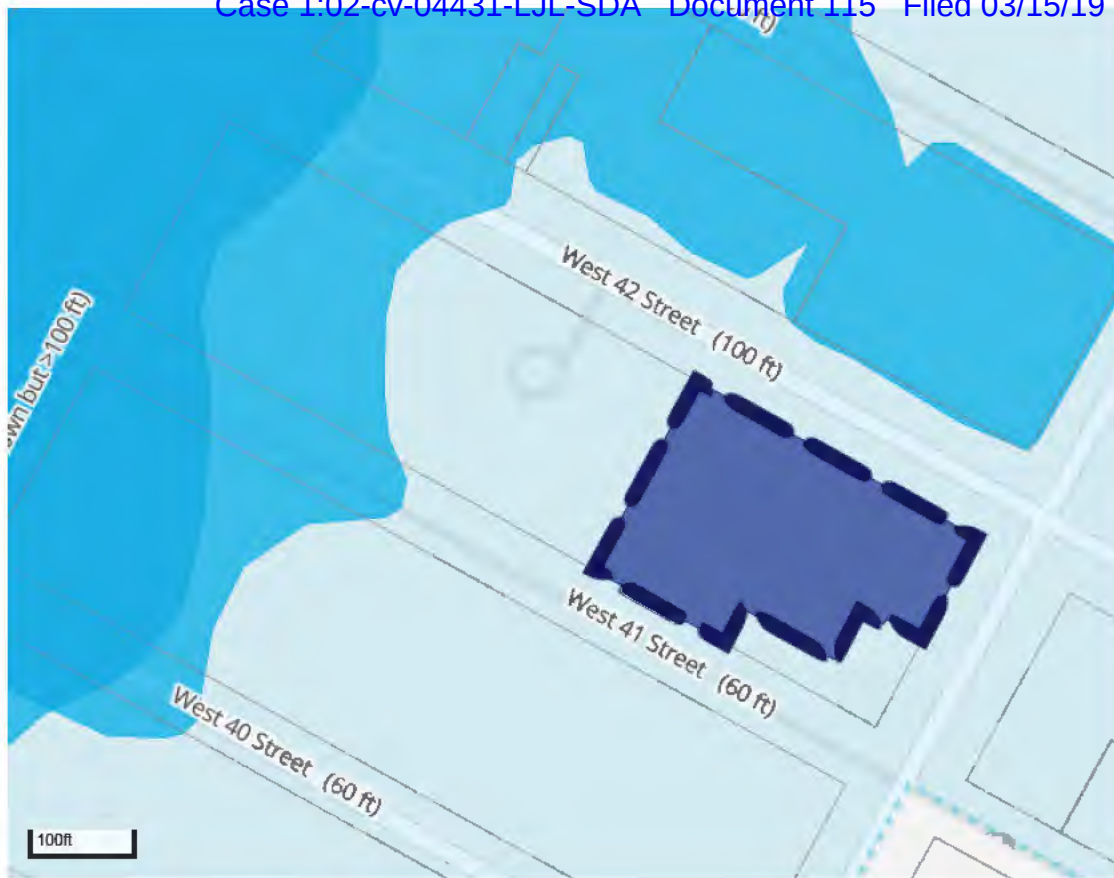
INTERSECTING MAP LAYERS:

[Coastal Zone](#)

ZONING DETAIL

[Digital Tax Map](#)[Zoning Map \(PDF\)](#)[Historical Zoning Maps \(PDF\)](#)

Land Use	Mixed Residential & Commercial Buildings
Lot Area	9,279 sq ft
Lot Frontage	92.35 ft
Lot Depth	161.21 ft
Year Built	2005
Building Class	Condominiums Mixed Residential & Commercial Building (Mixed Residential & Commercial) (RM)
Number of Buildings	1
Number of Floors	12
Gross Floor Area	94,759 sq ft
Total # of Units	84
Residential Units	83
Condominium Number	2012
Building Info	BISWEB
Property Records	View ACRIS
Housing Info	View HPD's Building, Registration & Violation Records
Community District	Manhattan Community District 4
City Council District	Council District 3
School District	02
Police Precinct	10
Fire Company	E034
Sanitation Borough	1
Sanitation District	04
Sanitation Subsection	3B

**Zoning and Land Use**

Tax Lots

Supporting Zoning Layers

Coastal Zone Boundary

Effective Flood Insurance Rate Maps 2007

- V Zone
- A Zone

Preliminary Flood Insurance Rate Maps 2015

- V Zone
- A Zone

533 11 AVENUE, 10036

TA LOT | BBL 1010897502

Manhattan (Borough 1) | Block 1089 | Lot 7502

Zoning District**C6-4****CL****INTERSECTING MAP LAYERS :**[Coastal Zone](#)**ZONING DETAIL**[Digital Tax Map](#)[Zoning Map \(PDF\)](#)[Historical Zoning Maps \(PDF\)](#)

Land Use	Mixed Residential & Commercial Buildings
Lot Area	49,823 sq ft
Lot Frontage	214 ft
Lot Depth	105.15 ft
Year Built	2005
Building Class	Condominiums Condominium Rentals (RR)
Number of Buildings	2
Number of Floors	59
Gross Floor Area	1,069,903 sq ft
Total # of Units	1278
Residential Units	1276
Condominium Number	2036
Building Info	BISWEB
Property Records	View ACRI
Housing Info	View HPD's Building, Registration & Violation Records
Community District	Manhattan Community District 4
City Council District	Council District 3
School District	02
Police Precinct	10
Fire Company	E034
Sanitation Borough	1
Sanitation District	04
Sanitation Subsection	3B

Zoning and Land Use

Tax Lots

Supporting Zoning Layers

Coastal Zone Boundary

Effective Flood Insurance Rate Maps 2007

- V Zone
- A Zone

Preliminary Flood Insurance Rate Maps 2015

- V Zone
- A Zone

**520 WEST STREET, 10036**

TA LOT | BBL 1010900001

Manhattan (Borough 1) | Block 1090 | Lot 1

Zoning District **C6-4** **CL**

INTERSECTING MAP LAYERS :

[Coastal Zone](#)[Flood Zone](#) Effective Flood Insurance Rate Maps 2007[Flood Zone](#) Preliminary Flood Insurance Rate Maps 2015

ZONING DETAILS:

[Digital Tax Map](#)[Zoning Map \(PDF\)](#)[Historical Zoning Maps \(PDF\)](#)

Owner Type	Mixed
Owner	PEOPLE'S REP OF CHINA
Land Use	Public Facilities & Institutions
Lot Area	27,700 sq ft
Lot Frontage	208.83 ft
Lot Depth	154 ft
Year Built	1961
Building Class	Miscellaneous - Foreign Government (Z4)
Number of Buildings	1
Number of Floors	19
Gross Floor Area	351,438 sq ft
Total # of Units	4
Building Info	BISWEB
Property Records	View ACRI
Housing Info	View HPD's Building, Registration & Violation Records
Community District	Manhattan Community District 4
City Council District	Council District 3
School District	02
Police Precinct	10
Fire Company	E054
Sanitation Borough	1
Sanitation District	04
Sanitation Subsection	3B

**Zoning and Land Use**

Tax Lots

Supporting Zoning Layers

Coastal Zone Boundary

Effective Flood Insurance Rate Maps 2007

- V Zone
- A Zone

Preliminary Flood Insurance Rate Maps 2015

- V Zone
- A Zone

647 WEST 42 STREET, 10036

TA LOT | BBL 1010900010

Manhattan (Borough 1) | Block 1090 | Lot 10

Zoning District **C6-4** **CL**

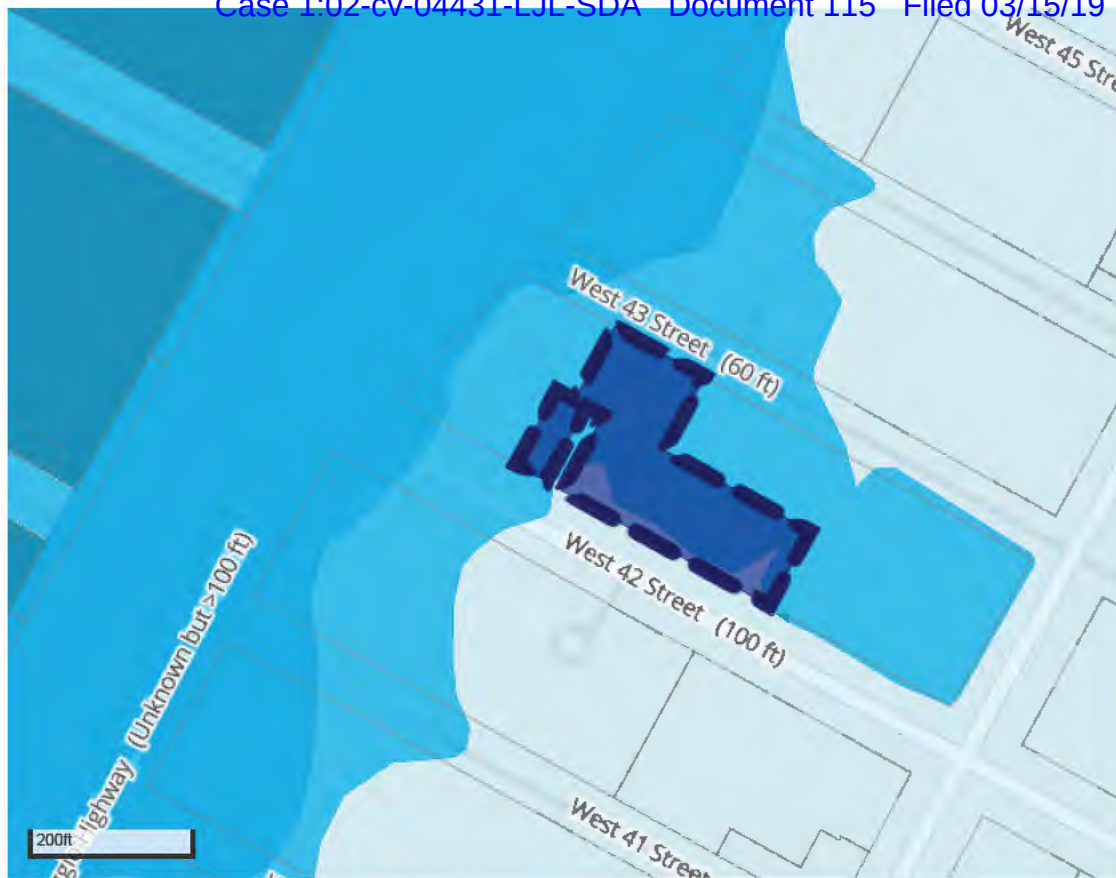
INTERSECTING MAP LAYERS:

[Coastal Zone](#)
[Flood Zone](#) Preliminary Flood Insurance Rate Maps 2015
[Environmental Designation](#)

ZONING DETAILS:

[Digital Tax Map](#)
[Zoning Map \(PDF\)](#)
[Historical Zoning Maps \(PDF\)](#)

Owner	KANDILA RLTY CORP
Land Use	Mixed Residential & Commercial Buildings
Lot Area	2,110 sq ft
Lot Frontage	21 ft
Lot Depth	100.42 ft
Year Built	1920
Year Altered	1989
Building Class	Residence (Multiple Use) - Primarily Three Family with One Store or Office (S3)
Number of Buildings	1
Number of Floors	3
Gross Floor Area	4,866 sq ft
Total # of Units	4
Residential Units	3
Building Info	BISWEB
Property Records	View ACRI
Housing Info	View HPD's Building, Registration & Violation Records
Community District	Manhattan Community District 4
City Council District	Council District 3
School District	02
Police Precinct	10
Fire Company	E054
Sanitation Borough	1
Sanitation District	04
Sanitation Subsection	3B

**Zoning and Land Use**

Tax Lots

Supporting Zoning Layers

Coastal Zone Boundary

Effective Flood Insurance Rate Maps 2007

- V Zone
- A Zone

Preliminary Flood Insurance Rate Maps 2015

- V Zone
- A Zone

635 WEST 42 STREET, 10036

TA LOT | BBL 1010907501

Manhattan (Borough 1) | Block 1090 | Lot 7501

Zoning District **C6-4** **CL**

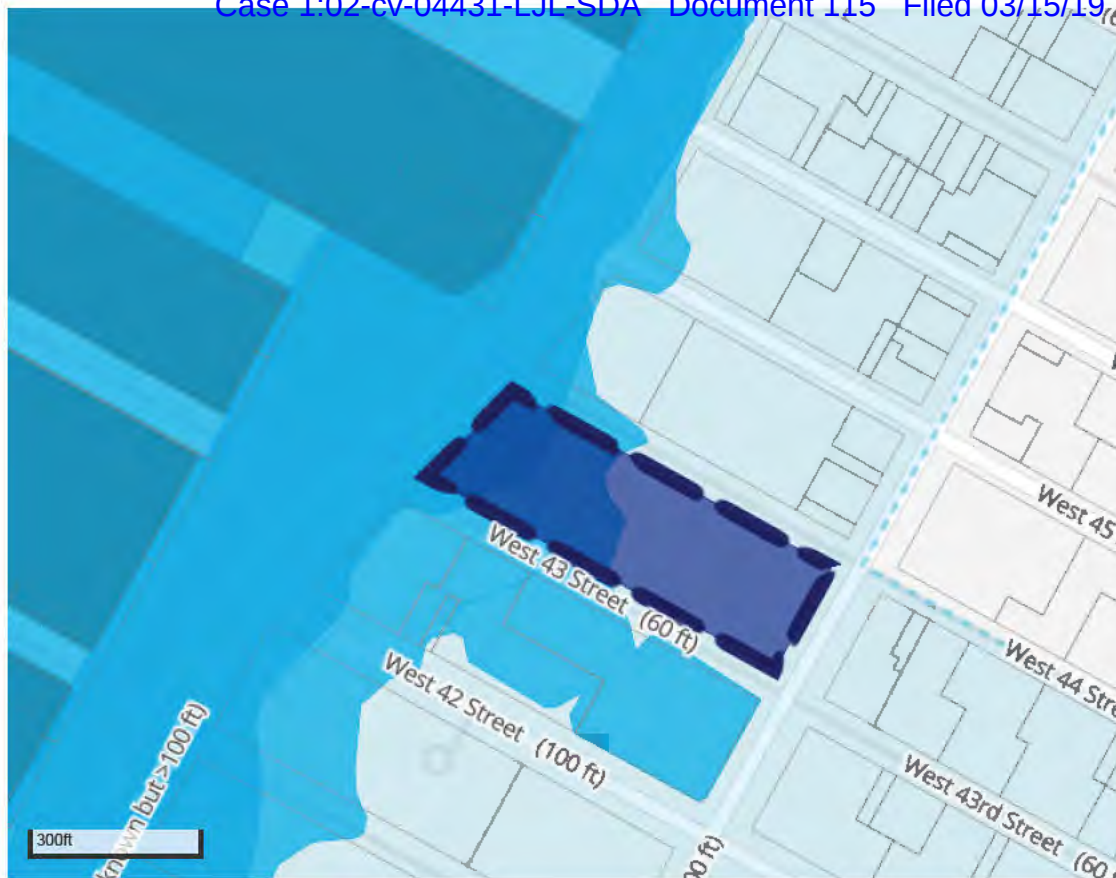
INTERSECTING MAP LAYERS:

[Coastal Zone](#)[Flood Zone](#) Preliminary Flood Insurance Rate Maps 2015[Environmental Designation](#)

ZONING DETAILS:

[Digital Tax Map](#)[Zoning Map \(PDF\)](#)[Historical Zoning Maps \(PDF\)](#)

Land Use	Mixed Residential & Commercial Buildings
Lot Area	45,600 sq ft
Lot Frontage	286 ft
Lot Depth	100.42 ft
Year Built	2005
Building Class	Condominiums Mixed Residential & Commercial Building (Mixed Residential & Commercial) (RM)
Number of Buildings	2
Number of Floors	46
Gross Floor Area	518,416 sq ft
Total # of Units	482
Residential Units	478
Condominium Number	1630
Building Info	BISWEB
Property Records	View ACRIS
Housing Info	View HPD's Building, Registration & Violation Records
Community District	Manhattan Community District 4
City Council District	Council District 3
School District	02
Police Precinct	10
Fire Company	E054
Sanitation Borough	1
Sanitation District	04
Sanitation Subsection	3B

**Zoning and Land Use**

Tax Lots

Supporting Zoning Layers

Coastal Zone Boundary

Effective Flood Insurance Rate Maps 2007

- V Zone
- A Zone

Preliminary Flood Insurance Rate Maps 2015

- V Zone
- A Zone

571 11 AVENUE, 10036

TA LOT | BBL 1010910001

Manhattan (Borough 1) | Block 1091 | Lot 1

Zoning District**M2-4****CL****INTERSECTING MAP LAYERS :**[Coastal Zone](#)[Flood Zone](#) Effective Flood Insurance Rate Maps 2007[Flood Zone](#) Preliminary Flood Insurance Rate Maps 2015**ZONING DETAILS:**[Digital Tax Map](#)[Zoning Map \(PDF\)](#)[Historical Zoning Maps \(PDF\)](#)

Owner	NUBEE CORP
Land Use	Industrial & Manufacturing
Lot Area	130,725 sq ft
Lot Frontage	679.5 ft
Lot Depth	680 ft
Year Built	1962
Building Class	Warehouses - Fireproof (E1)
Number of Buildings	1
Number of Floors	8
Gross Floor Area	783,307 sq ft
Total # of Units	2
Building Info	BISWEB
Property Records	View ACRIS
Housing Info	View HPD's Building, Registration & Violation Records
Community District	Manhattan Community District 4
City Council District	Council District 3
School District	02
Police Precinct	18
Fire Company	E054
Sanitation Borough	1
Sanitation District	04
Sanitation Subsection	3B

Zoning and Land Use

Tax Lots

Supporting Zoning Layers

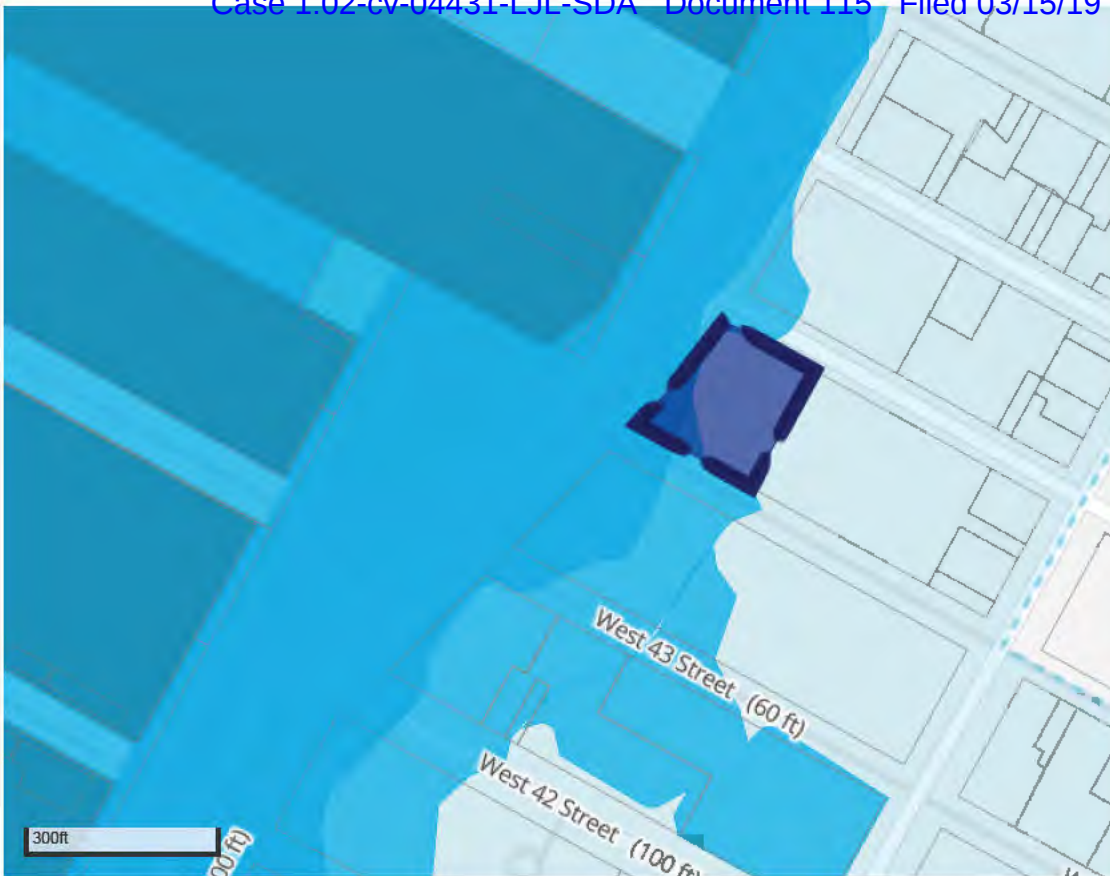
Coastal Zone Boundary

Effective Flood Insurance Rate Maps 2007

- V Zone
- A Zone

Preliminary Flood Insurance Rate Maps 2015

- V Zone
- A Zone

**633 WEST 44 STREET, 10036**

TA LOT | BBL 1010920007

Manhattan (Borough 1) | Block 1092 | Lot 7

Zoning District **M2-4** **CL**

INTERSECTING MAP LAYERS:

[Coastal Zone](#)[Flood Zone](#) Effective Flood Insurance Rate Maps 2007[Flood Zone](#) Preliminary Flood Insurance Rate Maps 2015

ZONING DETAILS:

[Digital Tax Map](#)[Zoning Map \(PDF\)](#)[Historical Zoning Maps \(PDF\)](#)

Owner	44TH STREET HOLDINGS
Land Use	Industrial & Manufacturing
Lot Area	34,025 sq ft
Lot Frontage	191 ft
Lot Depth	201 ft
Year Built	1950
Year Altered	2015
Building Class	Warehouses - Warehouse, Self Storage (E7)
Number of Buildings	2
Number of Floors	6
Gross Floor Area	211,175 sq ft
Total # of Units	1
Building Info	BISWEB
Property Records	View ACRI
Housing Info	View HPD's Building, Registration & Violation Records
Community District	Manhattan Community District 4
City Council District	Council District 3
School District	02
Police Precinct	18
Fire Company	E054
Sanitation Borough	1
Sanitation District	04
Sanitation Subsection	3B

**Zoning and Land Use**

Tax Lots

Supporting Zoning Layers

Coastal Zone Boundary

Effective Flood Insurance Rate Maps 2007

- V Zone
- A Zone

Preliminary Flood Insurance Rate Maps 2015

- V Zone
- A Zone

638 WEST 47 STREET, 10036

TA LOT | BBL 1010940011

Manhattan (Borough 1) | Block 1094 | Lot 11

Zoning District **M2-4** **CL**

INTERSECTING MAP LAYERS:

[Coastal Zone](#)[Environmental Designation](#)

ZONING DETAILS:

[Digital Tax Map](#)[Zoning Map \(PDF\)](#)[Historical Zoning Maps \(PDF\)](#)

Owner	638W47 LLC
Land Use	Commercial & Office Buildings
Lot Area	5,021 sq ft
Lot Frontage	25 ft
Lot Depth	201 ft
Year Built	1940
Building Class	Car Wash or Lubratorium Facility (GW)
Number of Buildings	1
Number of Floors	1
Gross Floor Area	2,875 sq ft
Total # of Units	1
Building Info	BISWEB
Property Records	View ACRIS
Housing Info	View HPD's Building, Registration & Violation Records
Community District	Manhattan Community District 4
City Council District	Council District 3
School District	02
Police Precinct	18
Fire Company	E054
Sanitation Borough	1
Sanitation District	04
Sanitation Subsection	3B

**Zoning and Land Use**

Tax Lots

Supporting Zoning Layers

Coastal Zone Boundary

Effective Flood Insurance Rate Maps 2007

- V Zone
- A Zone

Preliminary Flood Insurance Rate Maps 2015

- V Zone
- A Zone

639 WEST 46 STREET, 10036

TA LOT | BBL 1010940012

Manhattan (Borough 1) | Block 1094 | Lot 12

Zoning District **M2-4** **CL**

INTERSECTING MAP LAYERS :

[Coastal Zone](#)[Environmental Designation](#)

ZONING DETAILS:

[Digital Tax Map](#)[Zoning Map \(PDF\)](#)[Historical Zoning Maps \(PDF\)](#)

Owner	639 WEST 46 STREET LL
Land Use	Commercial & Office Buildings
Lot Area	12,553 sq ft
Lot Frontage	125 ft
Lot Depth	100.42 ft
Year Built	1940
Years Altered	2003, 2014
Building Class	Store Buildings (Taxpayers Included) - Multi-Story Retail Building (K2)
Number of Buildings	1
Number of Floors	2
Gross Floor Area	25,100 sq ft
Total # of Units	1
Building Info	BISWEB
Property Records	View ACRIS
Housing Info	View HPD's Building, Registration & Violation Records
Community District	Manhattan Community District 4
City Council District	Council District 3
School District	02
Police Precinct	18
Fire Company	E054
Sanitation Borough	1
Sanitation District	04
Sanitation Subsection	3B

Zoning and Land Use

Tax Lots

Supporting Zoning Layers

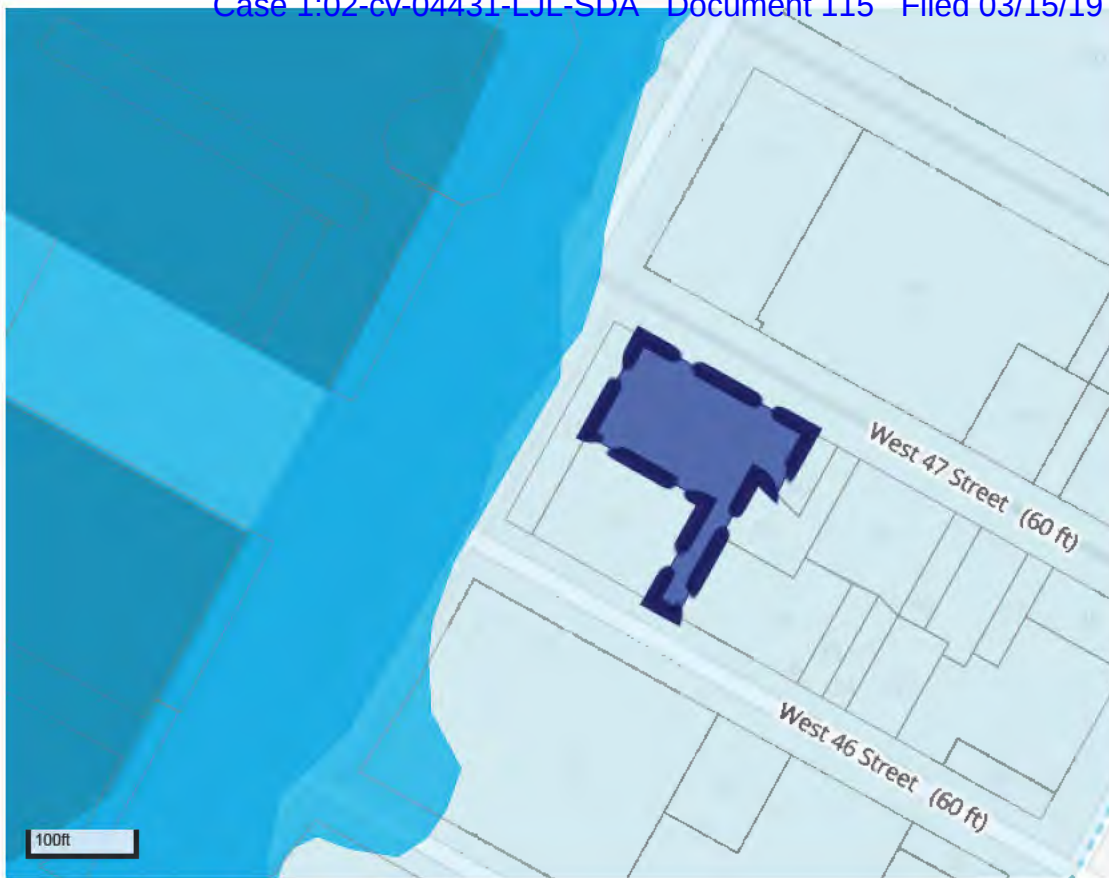
Coastal Zone Boundary

Effective Flood Insurance Rate Maps 2007

- V Zone
- A Zone

Preliminary Flood Insurance Rate Maps 2015

- V Zone
- A Zone

**629 WEST 46 STREET, 10036**

TA LOT | BBL 1010940017

Manhattan (Borough 1) | Block 1094 | Lot 17

Zoning District **M2-4** **CL**

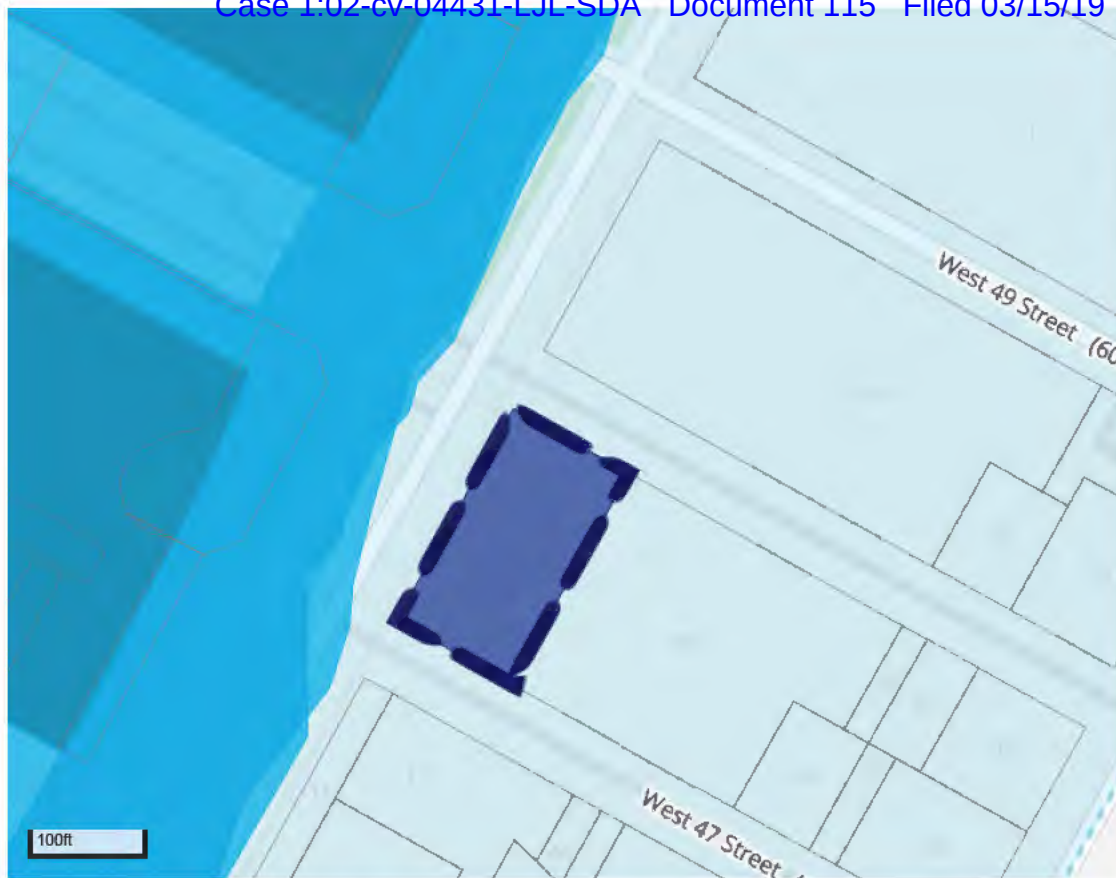
INTERSECTING MAP LAYERS :

[Coastal Zone](#)[Environmental Designation](#)

ZONING DETAILS:

[Digital Tax Map](#)[Zoning Map \(PDF\)](#)[Historical Zoning Maps \(PDF\)](#)

Owner	624 WEST 47TH STREET
Land Use	Parking Facilities
Lot Area	19,025 sq ft
Lot Frontage	25 ft
Lot Depth	200.83 ft
Year Built	1940
Building Class	All Parking Garages (G1)
Number of Buildings	3
Number of Floors	2
Gross Floor Area	21,670 sq ft
Total # of Units	1
Building Info	BISWEB
Property Records	View ACRIS
Housing Info	View HPD's Building, Registration & Violation Records
Community District	Manhattan Community District 4
City Council District	Council District 3
School District	02
Police Precinct	18
Fire Company	E054
Sanitation Borough	1
Sanitation District	04
Sanitation Subsection	3B

**Zoning and Land Use**

Tax Lots

Supporting Zoning Layers

Coastal Zone Boundary

Effective Flood Insurance Rate Maps 2007

- V Zone
- A Zone

Preliminary Flood Insurance Rate Maps 2015

- V Zone
- A Zone

620 JOE DIMAGGIO HIGHWAY, 10036

TA LOT | BBL 1010950011

Manhattan (Borough 1) | Block 1095 | Lot 11

Zoning District **M2-4** **CL**

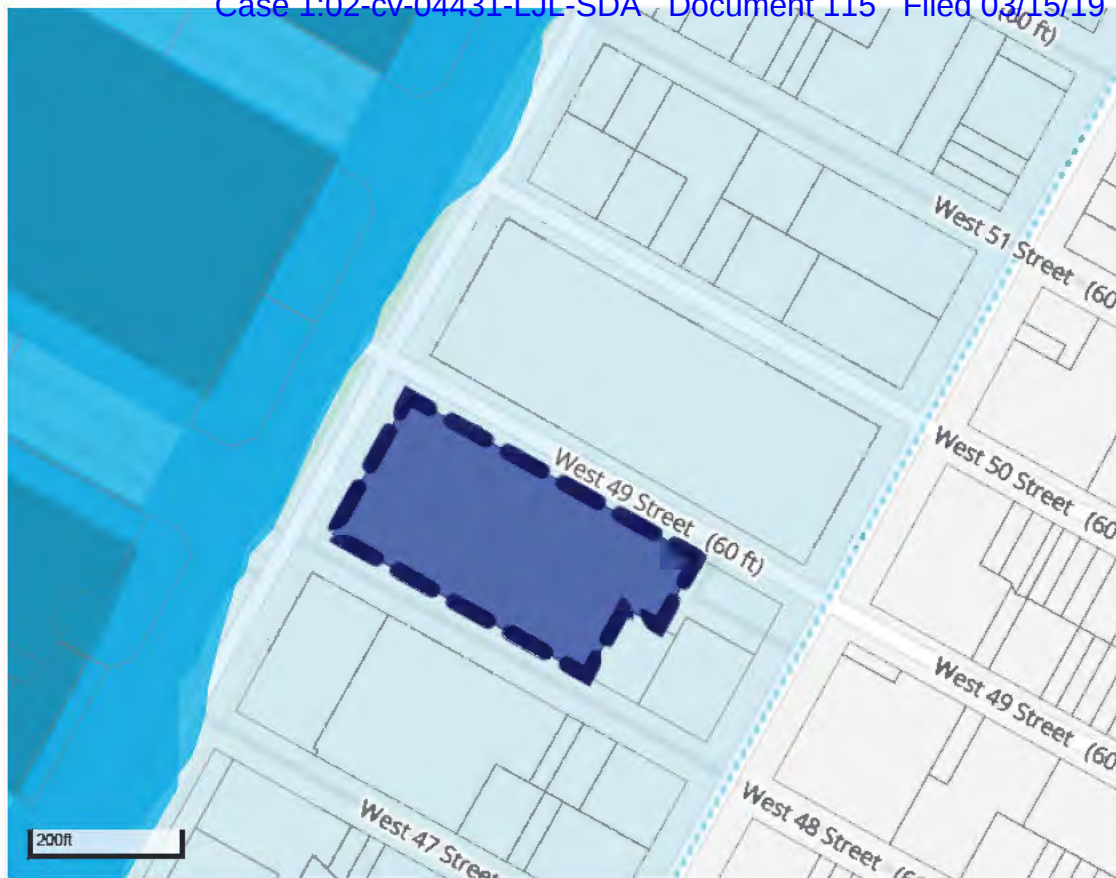
INTERSECTING MAP LAYERS :

[Coastal Zone](#)

ZONING DETAIL

[Digital Tax Map](#)[Zoning Map \(PDF\)](#)[Historical Zoning Maps \(PDF\)](#)

Owner	HLP PROPERTIES, LLC
Land Use	Commercial & Office Buildings
Lot Area	22,150 sq ft
Lot Frontage	200.83 ft
Lot Depth	116.83 ft
Year Built	1946
Year Altered	1980
Building Class	Office Buildings - Office with Comm - 1 to 6 Stories (O5)
Number of Buildings	1
Number of Floors	4
Gross Floor Area	102,800 sq ft
Total # of Units	2
Building Info	BISWEB
Property Records	View ACRI
Housing Info	View HPD's Building, Registration & Violation Records
Community District	Manhattan Community District 4
City Council District	Council District 3
School District	02
Police Precinct	18
Fire Company	E054
Sanitation Borough	1
Sanitation District	04
Sanitation Subsection	3B

**Zoning and Land Use**

Tax Lots

Supporting Zoning Layers

Coastal Zone Boundary

Effective Flood Insurance Rate Maps 2007

- V Zone
- A Zone

Preliminary Flood Insurance Rate Maps 2015

- V Zone
- A Zone

660 12 AVENUE, 10019

TA LOT | BBL 1010967501

Manhattan (Borough 1) | Block 1096 | Lot 7501

Zoning District **M2-4** **CL**

INTERSECTING MAP LAYERS:

[Coastal Zone](#)[Environmental Designation](#)

ZONING DETAILS:

[Digital Tax Map](#)[Zoning Map \(PDF\)](#)[Historical Zoning Maps \(PDF\)](#)

Land Use	Industrial & Manufacturing
Lot Area	80,293 sq ft
Lot Frontage	200.73 ft
Lot Depth	424.87 ft
Year Built	2001
Building Class	Condominiums Warehouse/Factory/Industrial (RW)
Number of Buildings	5
Number of Floors	2
Gross Floor Area	235,966 sq ft
Total # of Units	2
Condominium Number	1220
Building Info	BISWEB
Property Records	View ACRIS
Housing Info	View HPD's Building, Registration & Violation Records
Community District	Manhattan Community District 4
City Council District	Council District 3
School District	02
Police Precinct	18
Fire Company	E054
Sanitation Borough	1
Sanitation District	04
Sanitation Subsection	3B

SCLAR
REPLY DECLARATION
EXHIBIT 14

